

3 St. Winifreds Road

Meyrick Park, Bournemouth, BH2 6NY

Offers In Excess Of £190,000

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Road Map



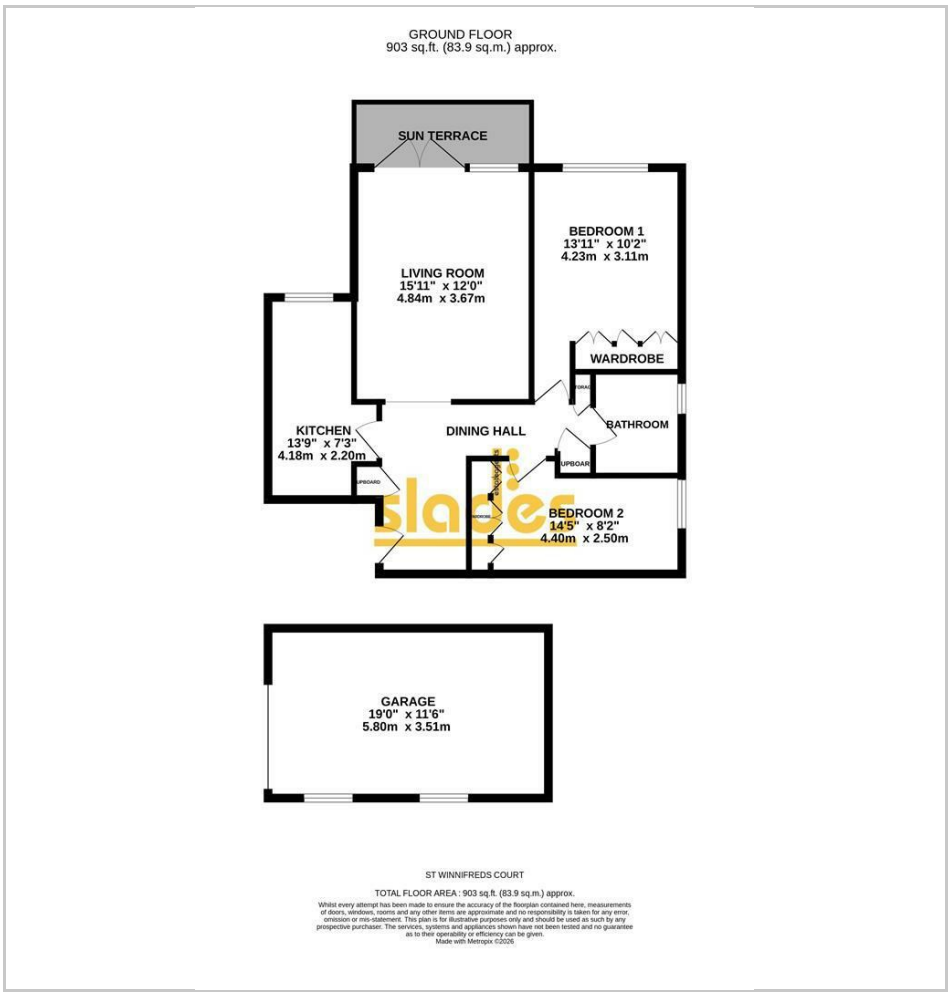
Hybrid Map



Terrain Map



Floor Plan

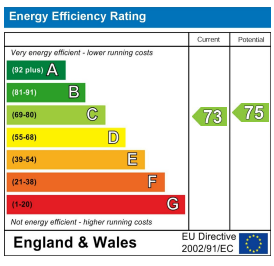


- WELL PRESENTED GROUND FLOOR APARTMENT
- PRIVATE TERRACE/ overlooking communal garden to the front
- WELL PRESENTED COMMUNAL AREAS
- BRIGHT & SPACIOUS LIVING SPACE
- MODERN KITCHEN & SHOWER ROOM
- 2 GOOD SIZED BEDROOMS both having fitted furniture
- LARGE GARAGE
- WELL MAINTAINED BLOCK
- V I E W I N G H I G H L Y RECOMMENDED

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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A BEAUTIFULLY PRESENTED GROUND FLOOR 2 BEDROOM APARTMENT IN THIS CONVENIENT LEAFY LOCATION OF MEYRICK PARK OFFERED FOR SALE WITH A LARGE GARAGE.





The accommodation with approximate room sizes comprises of a well presented communal entrance hall with door entry phone and stairs servicing all floors. Flat 1 is located on the entrance floor on the ground floor. With a solid wooden door to

SPACIOUS DINING HALL

with coved ceiling and pendant light, convection radiator with thermostatic valve, original parquet flooring which continues into the living space. Useful storage / cloaks cupboard with shelving and bulkhead storage cupboard over. Doors to

LIVING ROOM

with coved ceiling and pendant light, further wall lighting, convection radiator with thermostatic valve and uPVC double glazed casement doors and glazed side screen leading out on to the PRIVATE PATIO/ TERRACE area and communal garden beyond.

KITCHEN

with light fitting, ceramic tiled floor and uPVC double glazed window to the front elevation. Chrome heated towel rail. Extensive range of solid wood wall and base level kitchen cabinets with rolled edge working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink with chrome mixer tap over. Space for free standing cooker, space and plumbing for automatic washing machine and space for full height freestanding fridge freezer.

BEDROOM ONE

with central pendant light, convection radiator with thermostatic valve and extensive range of built in floor to ceiling wardrobes with both hanging and shelving space. uPVC double glazed window to the front elevation. The Worcester gas combination boiler is located with in the wardrobe.

BEDROOM TWO

with pendant light, convection radiator with thermostatic valve and extensive range of built in bedroom wardrobes providing both hanging and shelving space. uPVC double glazed window to the side elevation.

BATHROOM

LED light fitting, frosted glazed window to the side elevation and fully tiled walls. Wall heater. Modern suite comprising of a large walk in shower cubicle with glazed screen and wall mounted thermostatically controlled dual head shower valve. Close couple WC with dual central flush and modern vanity style sink unit with chrome monoblock tap and useful storage cupboard beneath. Chrome heated towel rail.

OUTSIDE

The property has the benefit of a large GARAGE (to the right hand side rear) which is held on a separate lease (included with the flat sale). There are communal gardens surrounding the property, bin stores and bike stores.

TENURE

The property is LEASEHOLD (999 years from 2000) and includes a SHARE OF THE FREEHOLD

Maintenance £655.58 per quarter

GARAGE LEASE has 36 years remaining with a £20 per annum (fixed for term)








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