



Redvers ~ 1 Branksome Wood Road ~ Bournemouth ~ BH2 6BT

16 High Street, Christchurch Dorset BH23 1AY

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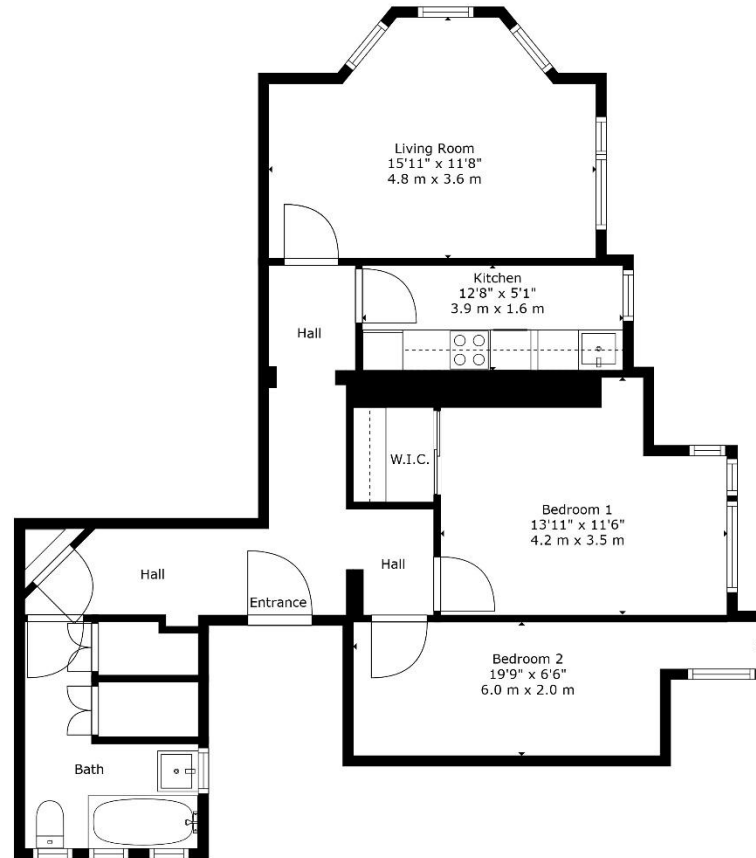
01202 484444

**JIM**  
Jordan Marks Estates  
*Signature Homes*



This highly desirable two double bedroom ground floor apartment is superbly located on the outskirts of Bournemouth Town Centre with its stunning beachfront and within easy strolling distance of popular Meyrick Park with its tennis, rugby and golf facilities. This well-appointed residence offers over 750 Sq Ft of beautifully presented flexible internal accommodation, comprising an entrance hallway with doors off leading to the generous living room with feature bay window, separate fully fitted kitchen offering a wide range of wall and base units with electric oven and gas hob with extraction over. The hallway further accesses the generous triple aspect master bedroom featuring a walk in closet and further double guest bedroom, fully tiled family bathroom with feature tiling and arched windows, contemporary white suite and two generous storage cupboards. Externally the property has one allocated parking space allowing for off road parking and further visitor parking provision, the development is monitored by CCTV and also benefits from attractive communal gardens.

Floor Plan  
759 Internal SQ. FT  
71 Internal SQ. M



**TOTAL: 759 sq. ft, 71 m2**  
FLOOR 1: 759 sq. ft, 71 m2  
EXCLUDED AREAS: WALLS: 81 sq. ft, 7 m2  
Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan. All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    | 77 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



### Situation

The property is superbly situated being just a short stroll from Meyrick Park with its numerous sports facilities including tennis courts and golf course. Bournemouth Town Centre is approx. two miles away with its retail shop's, bars, restaurants and scenic gardens leading to the seven miles of blue flag award winning beaches, the historic town of Poole is located approx. three miles away with its famous harbour and historic Quay.

### Local Authority

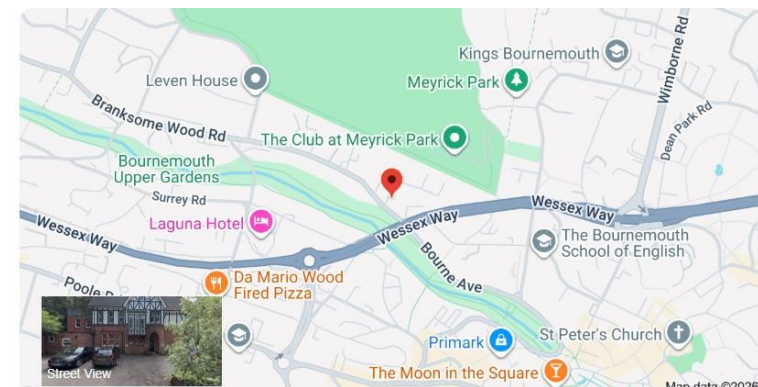
BCP Council ~ Council Tax Band B.

### Asking Price

£285,000

### Tenure

Leasehold 155 Years Remaining ~ Service charge £2800 (Including Building Insurance) – No Ground Rent





Disclaimer Property Details: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make any representation or warranty in respect of the property.

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