

Property Location Meyrick Park, Bournemouth

Meyrick Park is a highly desirable residential area for its impressive mix of Victorian and Edwardian character buildings, converted apartments and elegant period homes, known for its attractive tree-lined surroundings and convenient location close to the town centre. Residents benefit from excellent access to **Bournemouth Gardens**, the town centre, and the award-winning sandy beaches, all within a short distance. The location is also well placed for local shops, cafés, restaurants, transport links and everyday amenities.



Total Area: 58.6 m² ... 631 ft²
All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Surrey Road, Bournemouth

Offers In Excess Of £160,000



MARTIN&CO

Key features:

- Share of Freehold
- Meyrick Park Location
- Two Bed Apartment
- Character Building
- Second Floor
- Separate Kitchen
- Modern Throughout
- Double Glazing
- Gas Central Heating
- Allocated Parking
- Visitor Parking
- Council Tax B



Why you'll like it

CHARACTER APARTMENT | PRIME MEYRICK PARK LOCATION

A beautifully presented two-bedroom apartment situated within the sought-after Brunswick House, a character building ideally located near Meyrick Park and within easy reach of Bournemouth Gardens, award-winning beaches and a wide range of local amenities.

The property offers well-proportioned accommodation throughout, featuring a spacious entrance hallway leading to a bright and inviting living room with a decorative fireplace, creating a comfortable and elegant living space. The separate modern kitchen provides excellent functionality, while the family bathroom is fitted with a bath and complements the apartment's contemporary finish.

Both bedrooms are generously sized, with the master bedroom benefiting from a triple-door built-in wardrobe providing ample storage. Further benefits include gas central heating, double glazing, laminate flooring throughout, and a well-maintained communal garden.

Externally, the property benefits from allocated parking, adding further convenience to this desirable home. Offered with a share of the freehold, this attractive apartment combines period character with modern living and presents an ideal opportunity for first-time buyers, professionals, or those seeking a convenient Bournemouth lifestyle close to the town centre and coastline.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

Agent's Notes:

Tenure: Share of Freehold
Lease: 963 Years Remaining
Annual Ground Rent: NIL
Annual Service Charge: £2,305
Council Tax Band: B | EPC: D
Holiday Lets: Not Permitted
Pets: Not Permitted

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

