



Energy Efficiency Rating		
Potential	Current	
England, Scotland & Wales EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	
80		



Meyrick Court, Bournemouth



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Two Bedroom Flat in Meyrick Park - FANTASTIC PEACEFUL LOCATION with EASY ACCESS to TOWN CENTRE and transport links.

We are delighted to present this stylish two-bedroom purpose-built flat. Recently decorated with new digital electric radiators, this property is move-in ready and perfect for those seeking a spacious flat in an absolutely superb location.

Key Features:

Sought-after Location: Enjoy the peaceful area Meyrick Park, with easy access to Bournemouth Town Centre and the Spur Road.

Enjoyable Interiors: Step into a fresh and updated living space. A large double master bedroom and spacious second bedroom. Modern bathroom and seperate WC.

Private Balcony: Unwind on your own private balcony and take in the pleasant views of the surroundings - a perfect spot to relax and enjoy fresh air.

Underground Parking: Forget about parking hassles with your designated parking space in the secure underground area.

Long Lease - 149 Years: Enjoy peace of mind and long-term stability with an extended lease.

Affordable Charges: Benefit from low ground rent and service charges, making this property a sound investment opportunity.

Meyrick Park's Appeal:

Meyrick Park offers an attractive living environment with its elegance and serene ambiance. Enjoy leisurely walks around the beautiful Meyrick Park Golf Course and nearby woodland trails, ideal for outdoor enthusiasts and nature lovers.

Close to Local Amenities:

Convenience is at your fingertips, with various local amenities just a short walk away. From shops to supermarkets, cafes, and restaurants, everything you need is within easy reach.

Proximity to Beaches:

Bournemouth's renowned beaches are only a short drive away, offering a perfect escape to the coast for beach lovers. Embrace the beach lifestyle with beach walks, water sports, and sunbathing.

Don't miss this fantastic opportunity to own a lovely two-bedroom flat in the highly sought-after Meyrick Park. Contact us today to arrange a viewing and secure your ideal home!

Agent notes

Tenure: Leasehold 149 years remaining

Ground rent £45 pa

Maintenance £1606 pa

Council tax band: C

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Asking Price £250,000



Clarkes Properties - 696 Wimborne Road, BH9 2EG

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www.clarkesproperties.co.uk

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