



**Meyrick Court St. Winifreds Road, Bournemouth BH2 6PH**

fox & sons

**welcome to**

## **Meyrick Court St. Winifreds Road, Bournemouth**

Immaculate first-floor one-bedroom apartment in Meyrick Court, just a short walk from Bournemouth town centre. Features a bright double bedroom with fitted wardrobes, spacious lounge/diner, stylish kitchen, modern bathroom and underground allocated parking. Viewing highly recommended.



**Lounge/Diner**

18' 5" Max x 11' 2" ( 5.61m Max x 3.40m )

**Bedroom**

15' Max x 10' 1" ( 4.57m Max x 3.07m )

**Kitchen**

7' 6" Max x 7' 2" ( 2.29m Max x 2.18m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Meyrick Court St. Winifreds Road, Bournemouth

- One Double Bedroom First Floor
- Immaculately Presented Throughout
- Allocated Underground Parking
- Well-Appointed Living/Dining Room
- Desirable Residential Location, Within Walking Distance Of Bournemouth Town Centre

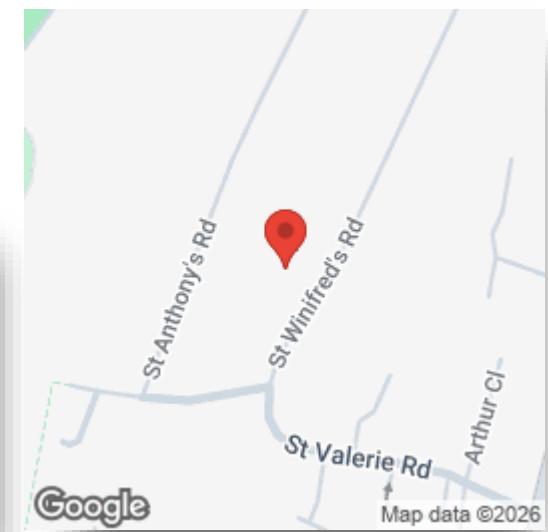
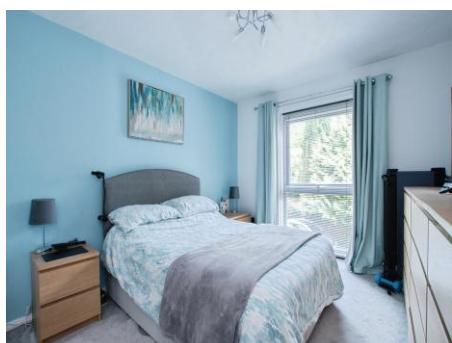
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1700.00

Ground Rent: 35.00

This is a Leasehold property with details as follows; Term of Lease 199 years from 24 Jun 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price



view this property online [fox-and-sons.co.uk/Property/WTN110314](http://fox-and-sons.co.uk/Property/WTN110314)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
WTN110314 - 0005



01202 512606



[Winton@fox-and-sons.co.uk](mailto:Winton@fox-and-sons.co.uk)



367 Wimborne Road, BOURNEMOUTH, Dorset,  
BH9 2AQ



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)