



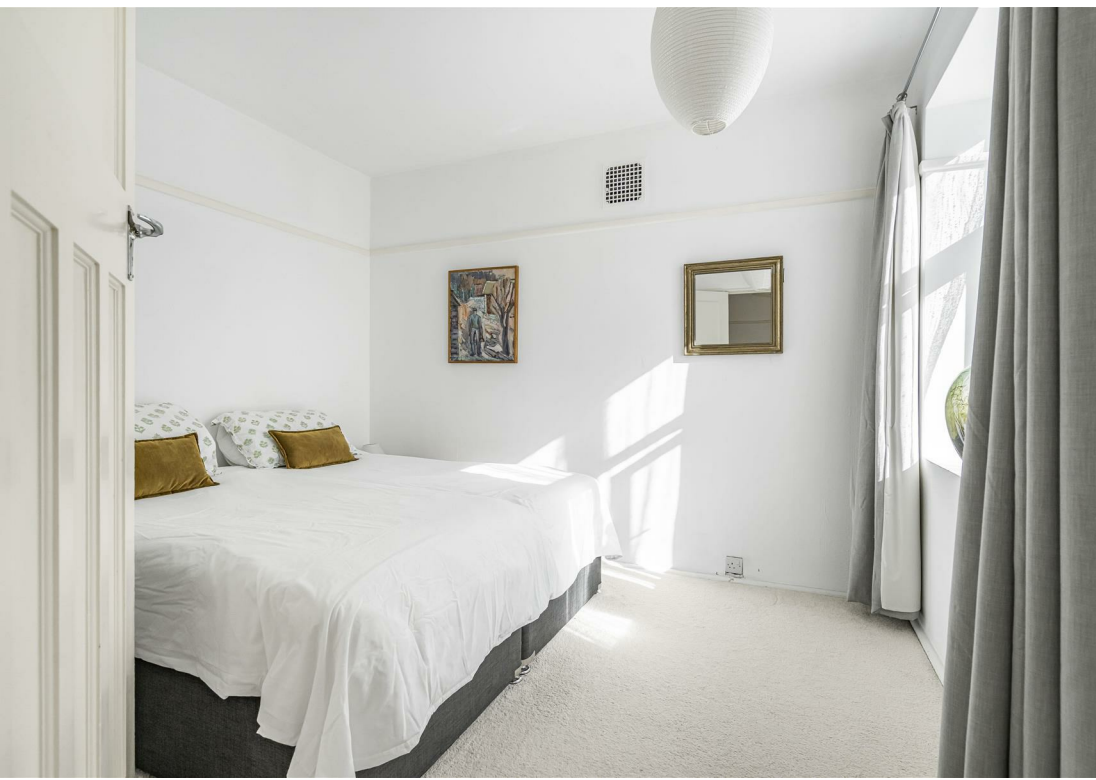
£190,000

Flat 5 Meyrick Park Mansions Bodorgan Road, Bournemouth, BH2 6NH



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### Property Description

This beautifully presented and spacious ground floor apartment is conveniently located for easy access to blue flag beaches, plentiful local amenities and Bournemouth town centre. The internal accommodation features two generously sized double bedrooms, a bright and airy lounge with large bay window overlooking the attractive communal garden, a kitchen, a modern fitted bathroom and an additional separate WC. Other advantages include plentiful storage, a garage, a long lease, and the inclusion of all hot water, heating, buildings insurance and garden maintenance in the service charge.

The apartment is located within an attractive 1920s mansion-block style building, situated in the desirable leafy area of Meyrick Park on a quiet, non-through road. It is a short walk to both Bournemouth town centre with its wide selection of shops, restaurants, recreational facilities and bus services, and Bournemouth's blue flag beaches with their miles of golden sands.

Bournemouth train station is also within walking distance and offers direct train services to Southampton, Winchester, Oxford, Manchester and London Waterloo.

Furthermore Meyrick Park, with its stunning golf course, health club, tennis court and lush green and wooded spaces, is just a short walk away.

This lovely apartment would be an ideal first home or investment opportunity and an internal viewing is highly recommended to fully appreciate the property.

Following the installation of a new, highly efficient communal boiler in July 2025, the management company have indicated that there will be a reduction in the service charge this autumn. The monthly service charge is currently set at £363.44, which covers all heating and hot water expenses. It also includes full buildings insurance, the services of a weekly gardener and comprehensive building maintenance.



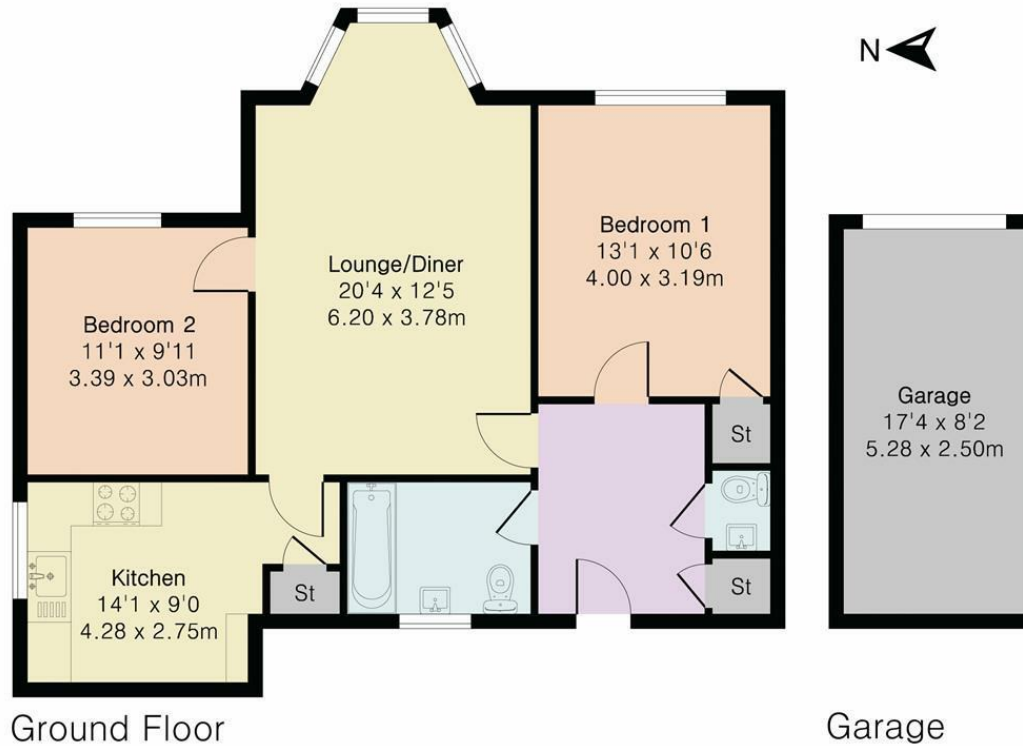
### FEATURES & SPECIFICATIONS

- DESIRABLE QUIET AND LEAFY LOCATION
- BRIGHT AND AIRY GROUND FLOOR APARTMENT
- ORIGINAL FEATURES
- TWO DOUBLE BEDROOMS
- LARGE BAY-FRONTED LOUNGE
- GARAGE
- LONG LEASE
- ATTRACTIVE COMMUNAL GARDEN
- EXCELLENT TRANSPORT LINKS

**Approximate Gross Internal Area 904 sq ft - 84 sq m**

Ground Floor Area 762 sq ft – 71 sq m

Garage Area 142 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		63	72
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(09-00) C			
(55-00) D			
(39-54) E			
(21-30) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





<https://www.saxecoburg.co.uk>

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066 [info@saxecoburg.co.uk](mailto:info@saxecoburg.co.uk)



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