



Connells

Meyrick Court St. Winifreds Road
Bournemouth



Property Description

Spacious Two Bedroom Flat Near Meyrick Park, Bournemouth

Looking for a well-presented and generously sized flat close to Meyrick Park and Bournemouth town centre? This top floor (3rd) apartment could be just what you're after.

Situated in the sought-after Meyrick Park area and only a short walk from Meyrick Park Golf Course, the property offers two double bedrooms, a bright lounge/dining room with access to a private balcony plus communal garden, a fitted kitchen, shower room and a separate WC.

Additional features include:

- * Passenger lift and stairs to all floors
- * Allocated underground parking space
- * Double glazing throughout
- * Long lease
- * Offered with no forward chain

This property combines space, convenience and location - an ideal home or investment.

Entrance Hall

Three storage cupboards and telecom entry system

Cloakroom/Wc

WC, WHB, extractor fan and vinyl flooring

Lounge

13' 11" x 14' 7" (4.24m x 4.45m)

Feature fireplace, side aspect double glazing, rear aspect sliding door onto balcony

Kitchen

10' 2" x 7' 3" (3.10m x 2.21m)

White wall & base units, vinyl flooring. Induction hob electric oven with built in space for fridge freezer plus plumbing for dishwasher and built in washing machine

Landing

Storage cupboard with large electric boiler

Bedroom 1

14' 7" x 9' 10" (4.45m x 3.00m)

Rear aspect double glazed window with built in mirror wardrobe, carpeted.

Bedroom 2

11' 1" x 8' 2" (3.38m x 2.49m)

Rear aspect double glazed window with built in mirror wardrobe, L SHAPED ROOM.

Bathroom

Large walk in shower, tiled walls. vinyl flooring, heated towel rack, WHB plus large mirror

Front Garden

All communal gardens well maintained once a week

Balcony

North west facing with metal guard rail

Parking

Underground allocated and 4 visitor spaces









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

To view this property please contact Connells on

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37 Victoria Road
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EPC Rating: D

Council Tax
 Band: C

Service Charge:
 2400.00

Ground Rent:
 45.00

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/WIN307544\]\(http://viewthispropertyonline.connells.co.uk/Property/WIN307544\)](http://viewthispropertyonline.connells.co.uk/Property/WIN307544)

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

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