



MEYRICK COURT, ST. ANTHONYS ROAD, BOURNEMOUTH, DORSET, BH2

£250,000 LEASEHOLD

A bright and spacious two double bedroom third floor apartment set in a popular purpose built development in Meyrick Park. Situated close to the town centre, near to good transport links and the beach. The property would make an ideal investment or first property.

Third floor | Two double bedrooms | Large lounge | South facing balcony
| Modern kitchen | Contemporary bathroom | Very good storage |
Secure underground parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

Meyrick Park is an extremely popular area within Bournemouth and is approximately one mile from the excellent range of leisure and shopping facilities at Bournemouth Town Centre and the award winning, safe sandy beaches. Westbourne Village is also just a mile and a half away offering a variety of independently owned shops, bars and restaurants. Local facilities include the 'The Club' at Meyrick Park offering an 18 hole golf course, gym and swimming pool amongst other facilities and the prestigious West Hants Tennis and Leisure Club is also nearby.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. The main line station of Bournemouth is close by and is on the Weymouth to London Waterloo service.



DESCRIPTION

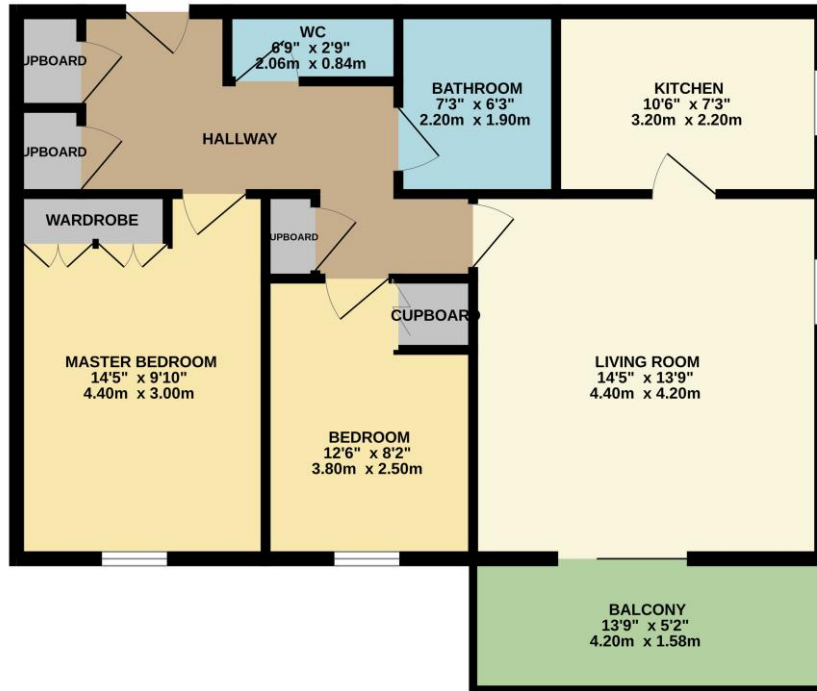
The property is situated on the third floor accessible via lift or stairs through the well-presented communal hallways. A private front door leads into the entrance hall which houses an array of storage cupboards and doors to principal rooms.

The lounge is a very good size with dual aspect windows and access onto a private south facing balcony enjoying garden views. The kitchen is accessed from the lounge and benefits from a range of modern base and eye level work units with space and plumbing for domestic appliances.

The master bedroom is a good size with fitted wardrobes and a large window to rear aspect. There is also a bright second bedroom that can accommodate a double bed. The contemporary family bathroom comprises of a suite to include WC and wash hand basin, tiled bath with shower above. There is also a second separate WC.

Outside there are well maintained communal gardens with surface level visitor parking and a secure underground parking bay conveyed with the property.

THIRD FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: C

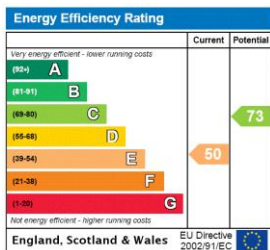
TENURE: Leasehold 147 Years remaining

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1700pa Ground rent £45pa

AT A GLANCE

- Third floor
- Two double bedrooms
- Large lounge
- South facing balcony
- Modern kitchen
- Contemporary bathroom
- Very good storage
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