



MEYRICK COURT, ST WINIFREDS ROAD, MEYRICK PARK, BOURNEMOUTH, DORSET, BH2

£170,000 LEASEHOLD

A bright and very spacious one bedroom top floor apartment situated in the heart of Meyrick Park. Set close to good transport links, easy access to the town centre and the beach. The property views well and would make an ideal first time buy or investment. Offered with no forward chain.

Top floor with lift | Large lounge diner | Modern kitchen & bathroom |
One large double bedroom | Excellent storage | Secure underground
parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

Meyrick Park was originally part of a huge area of heathland however in 1894, it became the first municipal park in the town with a bowling green, playing fields and an 18 hole golf course, which was the first municipally owned golf links in the country. The common access continues to this day. Today it is a popular park, well-used for sports, events and leisure activities

It is an extremely popular area 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. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service

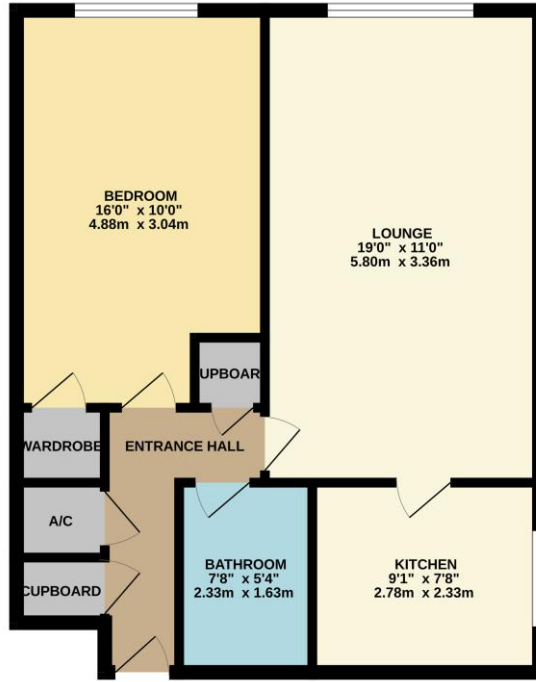


DESCRIPTION

Introducing this top floor flat in the sought-after location of Meyrick Park, Bournemouth. This modern property boasts a large lounge diner, a fully equipped kitchen, a modern bathroom, and one spacious double bedroom and excellent storage throughout. There is a lift to all floors and the property also includes secure underground parking.

Located close to good transport links, Meyrick Park, and the town centre, this property offers the perfect balance of peace and convenience. The clean and tidy condition of the property makes it an ideal choice for those seeking a comfortable and well-maintained home.

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.4 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.
Made with Metropex 22024.



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: B

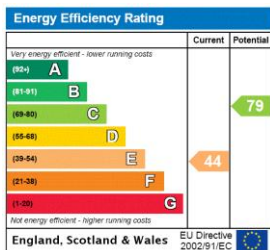
TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1700 per annum

AT A GLANCE

- Top floor with lift
- Large lounge diner
- Modern kitchen & bathroom
- One large double bedroom
- Excellent storage
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