



## MEYRICK COURT, ST. WINIFREDS ROAD, BOURNEMOUTH, BH2

### **£175,000 LEASEHOLD**

A bright and spacious one double bedroom ground floor apartment which is set in a popular purpose built development in Meyrick Park. Situated close to the town centre and near to good transport links and the beach. The property is offered with vacant possession and would make an ideal investment or first property.

Purpose built | One double bedroom | Large lounge diner | Fitted kitchen  
| Modern bathroom | Allocated parking

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

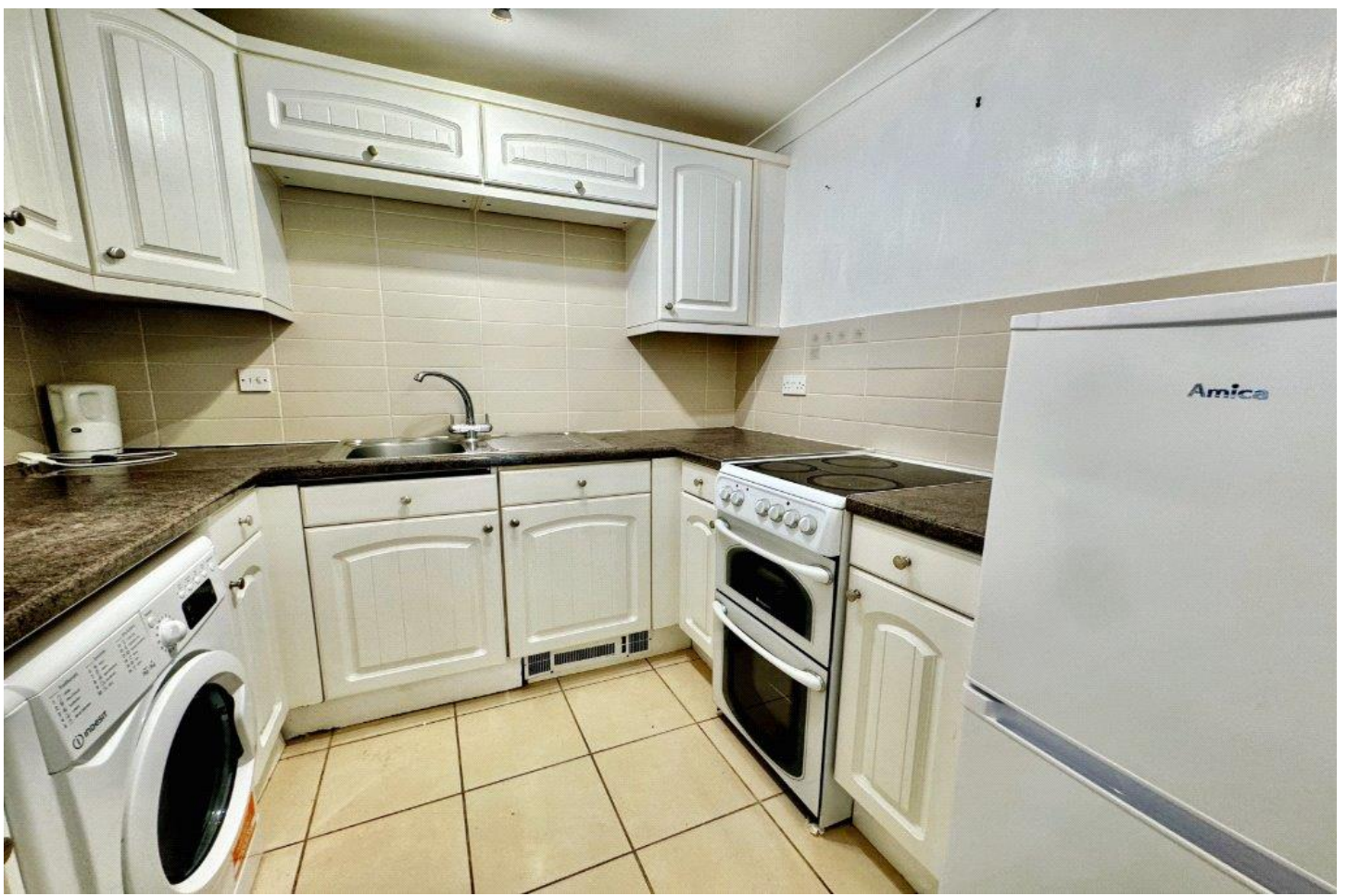
Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

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

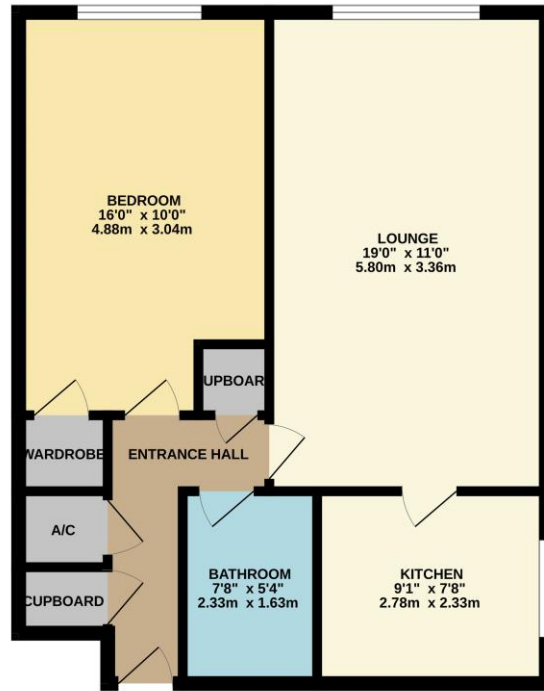
The apartment is situated on the ground floor which is accessed via a communal entrance. A private front door leads into the entrance hall which houses three large storage cupboards and doors to principal rooms.

The spacious lounge diner is a particular feature of the property having ample space for a dining table and enjoying leafy views into the communal gardens through large windows. The kitchen is accessed via the lounge and is fitted with a range of base & eye level work units with space and plumbing for domestic appliances.

There is a very large bedroom, with a fitted wardrobe and space for further freestanding furniture. The bathroom is tiled and comprises of a suite to include a WC, wash and basin and panel bath with shower above.

An underground parking space is conveyed with the property.

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



TOTAL FLOOR AREA : 553 sq.ft. (51.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained herein, 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:** B

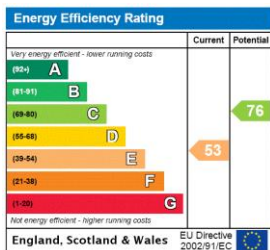
**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1700per annum £35 ground rent

**AT A GLANCE**

- Purpose built
- One double bedroom
- Large lounge diner
- Fitted kitchen
- Modern bathroom
- 
- Allocated parking



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