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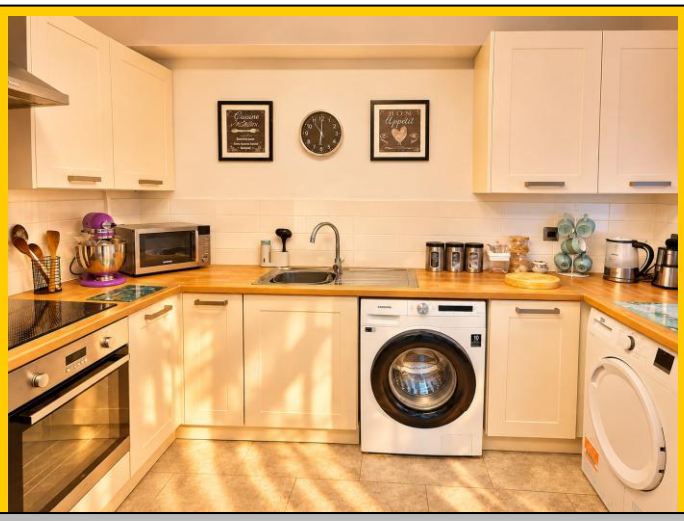
Sales, Lettings & Block Management

Balcony Apartment

£175,000









Meyrick Court, St Winifreds Rd, Mayrick Park, Bournemouth, BH2 6PH

- Two Bedrooms
- 67 Sq'M / 722 Sq' Ft
- Dual Aspect Lounge/Diner
- West Facing Balcony
- Modern Fitted Kitchen
- Bathroom & Cloakroom
- Gated Allocated Parking
- Leasehold (146-Years)
- Ground Rent £45pa
- Maintenance £2,400pa
- Lift Served Development
- EPC D-Rating
- Council Tax Band C
- Ideal First Time Buy

158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955

Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

Meyrick Court, St Winifreds Rd, Mayrick Park, Bournemouth, BH2 6PH:

Communal entrance leading to stairs, lift & landings, the apartment lies on the first floor.
Front door leads into:

Entrance Hallway: Textured ceiling with two ceiling light points. Entry phone receiver. Walk-in cupboard housing pre-lagged hot water cylinder tank with shelved storage. Cloaks cupboard housing electric meter and fuse board. Additional cupboard housing hot air system which serves the lounge reception room and bedroom two.

Lounge Reception: **14' 9 x 14' 2 / 4.51m x 4.32m (approx').** A dual aspect room having textured ceiling with two ceiling light points. UPVC double-glazed full length window to side aspect. UPVC double-glazed sliding patio doors to balcony. TV/media point.

Balcony: **11' 9 x 4' 4 / 3.58m x 1.32m (approx').** To a westerly aspect with wrought iron railing and picturesque views over the communal grounds.

Kitchen: **10' 5 x 7' 3 / 3.18m x 2.22m (approx').**
Textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over and splash back tiling. Single bowl single drainer sink unit with mixer tap. Integrated stainless steel electric oven with electric hob, fitted glass splashback and cooker hood. Space and plumbing for washing machine, tumble drier & space for fridge/freezer. Tiled flooring.

Bedroom One: **14' 9 x 9' 10 / 4.51m x 3.00m (approx').**
Textured ceiling with ceiling light point. UPVC double-glazed full-length window to rear aspect with views over the communal grounds. Built in his and hers wardrobes with hanging rail and overhead storage. Wall mounted electric heater.

Bedroom Two: **11' 6 x 8' 3 / 3.50m x 2.52m (approx').** Textured ceiling with ceiling light point. UPVC double-glazed full-length window to rear aspect with views over the communal grounds. Built in wardrobes with hanging rail and overhead storage.

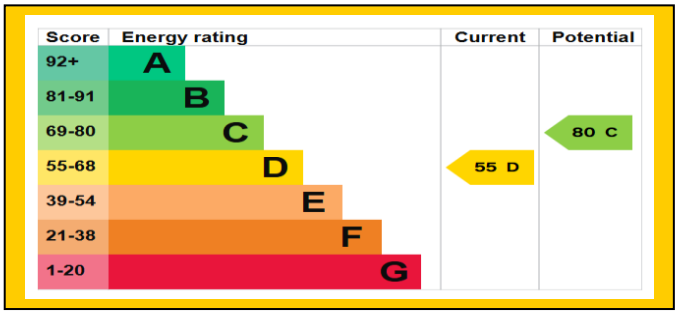
Bathroom: **7' 3 x 5' 4 / 2.20m x 1.61m (approx').** Textured ceiling with ceiling light point and extractor fan. Panelled bath with shower screen and shower mixer tap. Low level WC, pedestal wash hand basin with mixer tap. Tiled walls, tiled flooring and electrically heated chrome ladder style towel rail. Combined light and shaver point.

Additional Cloakroom: Textured ceiling with ceiling light point and extractor fan. Vanity unit with inset wash hand basin and mixer tap. Low level WC. Tiled walls and tiled flooring.

Outside: The property sits in very well-presented communal grounds laid to lawn with established trees, bushes and shrubs.

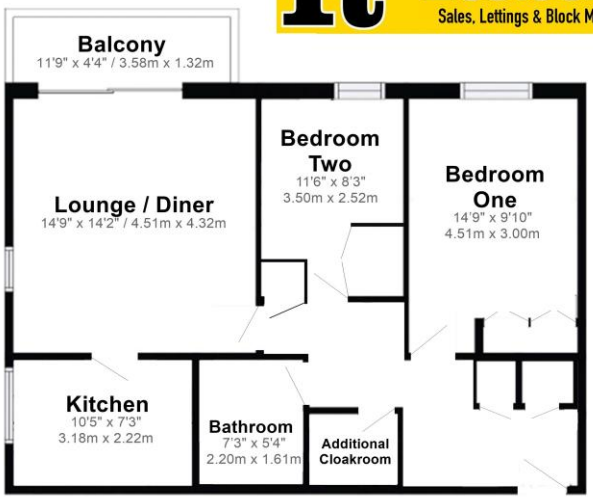
Parking: Underground parking with one parking bay conveyed to the property. This is accessed via electric roller shutter security door.

Tenure: Leasehold - 146-Year lease remaining
Maintenance: £1,200 paid twice yearly. Includes buildings insurance and sinking fund
Ground Rent: £45 per annum
Council Tax: Band C



First Floor

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67 Square Metres / 722 Square Feet







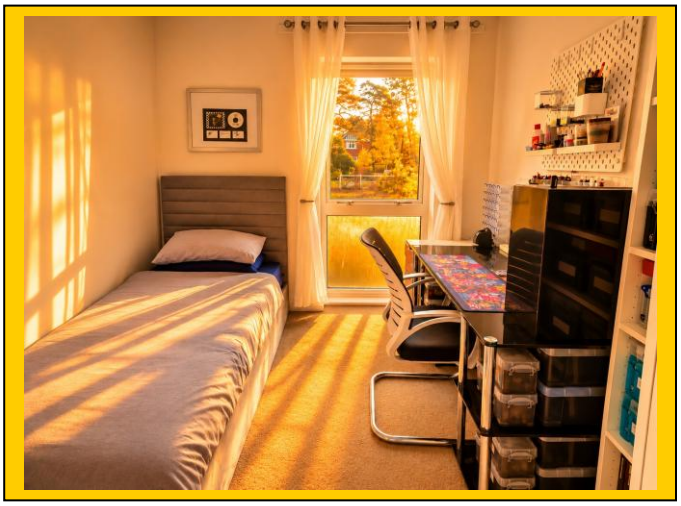




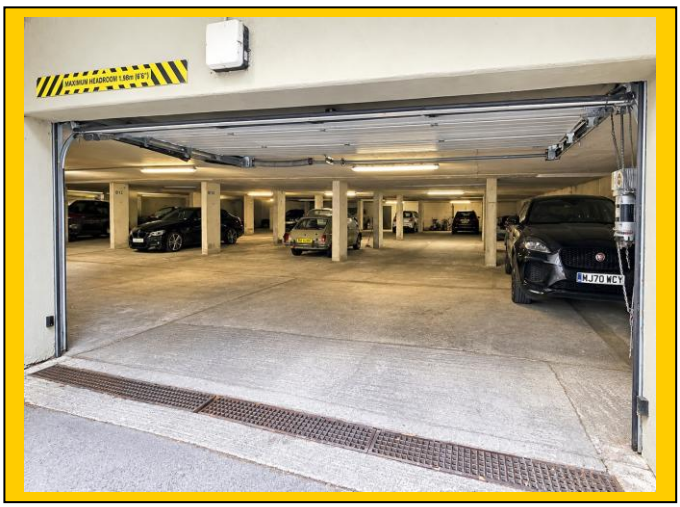











MAXIMUM HEADROOM 1.80m (6'0")



