

# HEARNES

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LEASEHOLD £150,000

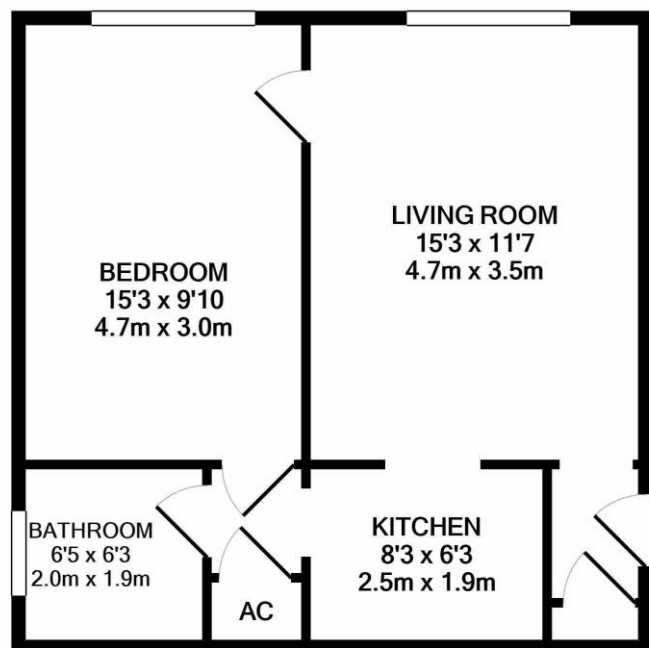


## Meyrick Park, Bournemouth

A spacious one double bedroom GROUND FLOOR CHARACTER APARTMENT located in the sought after Meyrick Park location moments from Bournemouth TOWN CENTRE. Benefitting from a LONG LEASE and GARAGE. Ideal first time purchase or investment opportunity. NO FORWARD CHAIN.



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TOTAL APPROX. FLOOR AREA 495 SQ.FT. (46.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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For illustrative purposes only - not to scale.

A spacious one double bedroom ground floor character apartment located in the sought after Meyrick Park location within easy reach of Bournemouth Town Centre and main transport links. The property offers an ideal investment or first time purchase opportunity and further benefits from a separate kitchen, long lease and garage. The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a well maintained communal hallway leading to the entrance of the property. On entering the apartment a hallway opens into a spacious living room which leads into a separate kitchen. A spacious double bedroom is served by a bathroom comprising a WC, wash hand basin and bath with shower over.

The property is conveyed with a garage located in a block to the rear of the development.

Leasehold with approximately 129 years remaining. Maintenance charge approximately £480 per quarter to include hot water and heating, general maintenance and buildings insurance.

**COUNCIL TAX BAND: B**

**EPC RATING: D**



**01202 317317**  
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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.