

**Flat 14 Wychwood Grange, 50 Braidley Road,
Meyrick Park, Bournemouth, Dorset, BH2 6JY**



HEARNES

WHERE SERVICE COUNTS

Flat 14 Wychwood Grange, 50 Braidley Road, Meyrick Park, Bournemouth, Dorset, BH2 6JY

SHARE OF FREEHOLD PRICE £325,000

A superbly presented two double bedroom ground floor apartment. Situated in a most convenient location the property is just a 10 minute walk from Bournemouth town centre offering a wide range of High Street shops, bars and restaurants and access to award winning sandy beaches. The property is also just moments away from Meyrick Park and the Club at Meyrick Park which is a well-regarded gym and leisure facility with an 18 hole golf course set within 120 acres of scenic parkland.

The property is offered for sale with no forward chain.

A secure intercom entry phone system gives access to immaculately kept communal areas with both stairs and a lift giving access to all floors. On entering the apartment there is a welcoming hallway giving access to all accommodation. A spacious living room leads to a separate dining room whilst also giving access to an enclosed sun room offering a pleasant outlook which in turn leads to a balcony. A modern fitted kitchen/breakfast room offers ample floor and wall mounted units finished with a matching work surface.

Both bedrooms are generously sized double rooms benefitting from fitted wardrobes with the master bedroom being served by a modern fitted en suite shower room. A further modern fitted bathroom completes the accommodation.

The property further benefits from use of immaculately maintained communal gardens and is conveyed with a single garage with up and over door.

COUNCIL TAX BAND: D

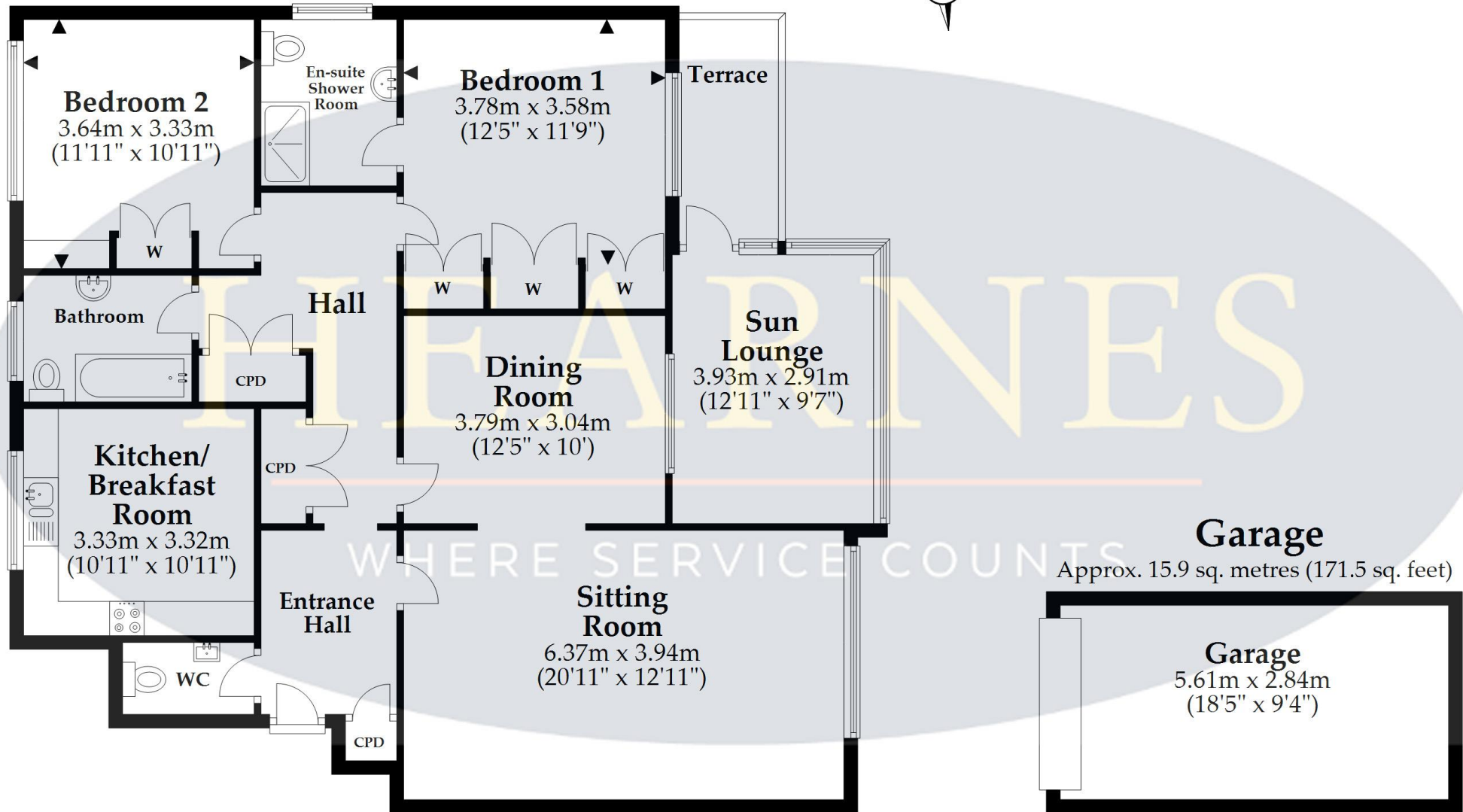
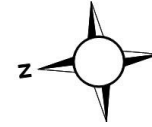
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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.



Ground Floor

Approx. 120.2 sq. metres (1293.8 sq. feet)



Total area: approx. 136.1 sq. metres (1465.3 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

