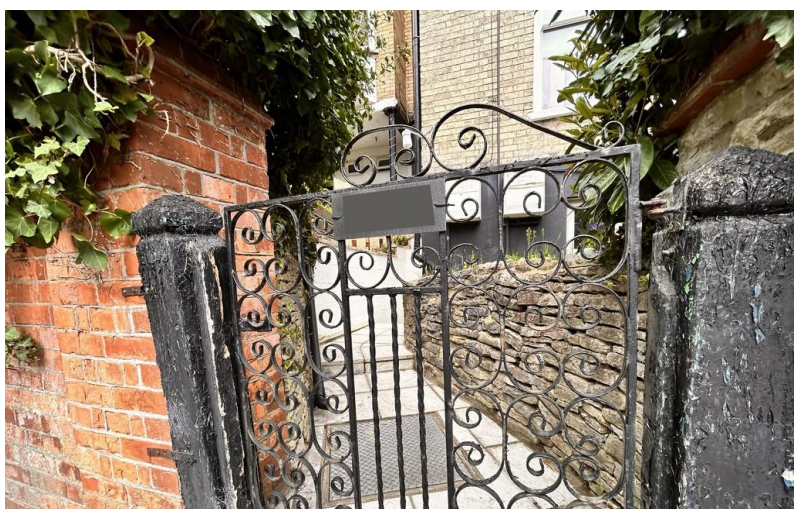


**FOR SALE**



## **Meyrick Park, Bournemouth**

**1 Bedroom, 1 Bathroom, Ground Floor Apartment**

**Asking Price Of £189,000**



## Meyrick Park, Bournemouth

1 Bedroom, 1 Bathroom

Asking Price Of £189,000

- SHARE OF FREEHOLD
- 700 sqft One Bedroom Flat on Ground Floor
- Long Lease of 186 Years Remaining
- Allocated Parking for One Car
- Own Private Entrance



The GATEHOUSE was a private residence prior to 1930 when it became a Hotel for a short period of time. In 1970-1980 the properties were used as holiday flats that served many. It still stands today and has been used for private ownership since 2012. The building has allocated off street parking and intercom phone entry system.

As we enter the property via its own private entrance we step into the modern fitted kitchen. Neutrally decorated with a hint of the sea and comprising of integrated appliances, under and above counter cupboards and easy to maintain flooring.

The impressive hallway space leads us to all other principle rooms in the property and offers a large storage cupboard ideal for henry the Hoover and other household items. The bathroom is exceptionally clean and comprises of a white W/C, white handwash basin with storage, bathtub with shower attachment, glass shower screen and chrome heated towel rail.

The double bedroom is a good size room which has been carpeted, boasts space for wardrobes, a vanity unit, and will fit a king size bed and more.

The combined lounge/diner is a room like no other and makes a great entertaining area for you and your guests that boasts an impressive 18ft x 14ft space. Watch TV, sit at your desk and work from home or have diner around a lovely dining table in this room that offers you everything.

The property boasts 700 sqft of living space and has off street parking for one car (allocated). Further parking can be found on road, However will require a permit from the local authority.

The areas local amenities are within walking distance



from the apartment meaning you don't have to travel far to local supermarkets, restaurants, bars and shops. Designated pathways lead you from the property to some of the wonderful amenities locally like the award winning beaches of Bournemouth, the amazing Meyrick Park, Bournemouth Town Centre Gardens, the award winning sandy beaches and beyond. Transport links are also within walking distance and easily accessible.

**Agent Notes**

Tenure – Share of the Freehold  
 Lease Length – 186 years remaining  
 Service charge – £2,144 per annum  
 Ground Rent – £0 per annum  
 Holiday Lets - Not permitted  
 Pets - Permitted on permission  
 All mains are connected

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or

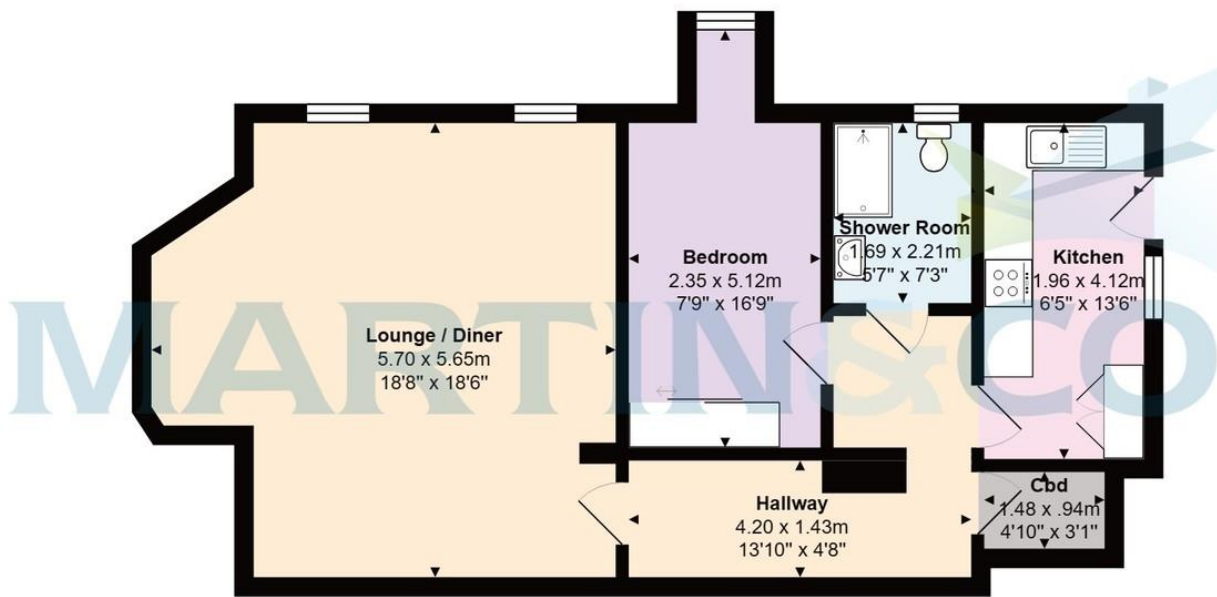


agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total Area: 63.5 m<sup>2</sup> ... 684 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Martin & Co Bournemouth

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.