





House and Son are delighted to offer for sale this elegant and easy-to-maintain apartment in a prime and idyllic setting, close to Meyrick Park.

Location:

Situated near Meyrick Park, with access to lawn bowls, a golf course, tennis courts, and a leisure complex. Quiet residential road, offering peace and privacy. Walking distance to the vibrant shopping and eateries of Charminster and Winton.

Development Details:

Exclusive development of just seven apartments. Share of Freehold with the remainder of a 999-year lease. Service charges: Only £140 per month.

Property Features:

First-floor apartment with two bedrooms. Ensuite bathroom and a separate shower room. Spacious living room with a dining recess. 17-foot balcony for outdoor relaxation. Gas-fired central heating. Covered, allocated parking with additional visitor parking. Well-tended residents' garden. AST (Assured Shorthold Tenancy) allowed.

ENTRANCE VESTIBULE

6' 9" x 2' 10" (2.06m x 0.86m)

ENTRANCE HALL

8' 8" x 6' 1" (2.64m x 1.85m) L shaped with width of 3' 10" (1.17m)

LIVING ROOM

17' 7" x 12' 0" (5.36m x 3.66m) maximum measurements

BALCONY

13' 8" x 4' 6" (4.17m x 1.37m)

KITCHEN

8' 9" x 5' 1" (2.67m x 1.55m)



BEDROOM ONE

14' 6" including entrance x 8' 10" (4.42m x 2.69m)

ENSUITE BATHROOM

5' 7" x 4' 4" (1.7m x 1.32m)

BEDROOM TWO

14' 6" including entrance x 8' 7" (4.42m x 2.62m)

SHOWER ROOM

5' 5" x 4' 11" (1.65m x 1.5m)

ALLOCATED COVERED PARKING

VISITOR PARKING

COMMUNAL GARDENS

TENURE AND CHARGES

Tenure: Leasehold - remainder of a 999 year lease, with a Share of Freehold

Ground Rent: Peppercorn

Service Charges: £140 per month

Council Tax Band: D

EPC Rating: C

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any



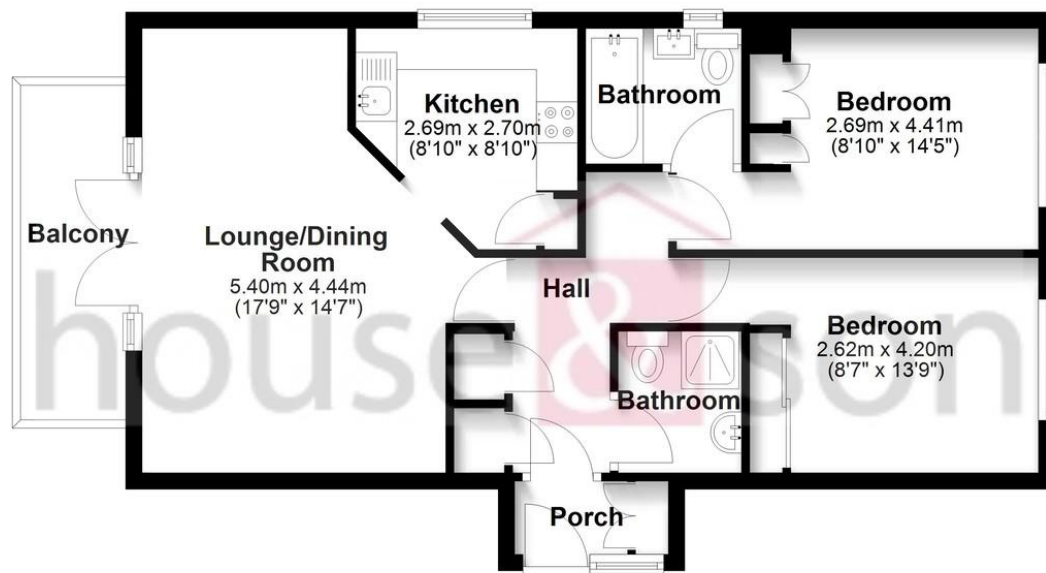
transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



Floor Plan

Approx. 60.4 sq. metres (650.2 sq. feet)



Total area: approx. 60.4 sq. metres (650.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

