



THE CHARLTONS, ST WINIFREDS ROAD, MEYRICK PARK, BOURNEMOUTH, DORSET, BH2

£275,000 SHARED FREEHOLD

An exceptionally spacious two bedroom two bathroom first floor apartment situated within a quiet road of Meyrick Park. The property benefits from a balcony, vacant possession as well as a secure off road parking space. The local shops and amenities are also close by.

Two Bedrooms | First Floor | Two Bathrooms | Balcony | Modern Kitchen
| Contemporary Bathrooms | Secure Parking | Ample Storage

Westbourne | 01202 767633 |

Winkworth



LOCATION

Meyrick Park was originally part of a huge area of heathland however in 1894, it became the first municipal park in the town with a bowling green, playing fields and an 18 hole golf course, which was the first municipally owned golf links in the country. The common access continues to this day. Today it is a popular park, well-used for sports, events and leisure activities

It is an extremely popular area and is approximately one mile from the excellent range of leisure and shopping facilities at Bournemouth Town Centre and the award winning, safe sandy beaches. Westbourne Village is also just a mile and a half away offering a variety of independently owned shops, bars and restaurants. Local facilities include the 'The Club' at Meyrick Park offering an 18 hole golf course, gym and swimming pool amongst other facilities and the prestigious West Hants Tennis and Leisure Club is also nearby.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service



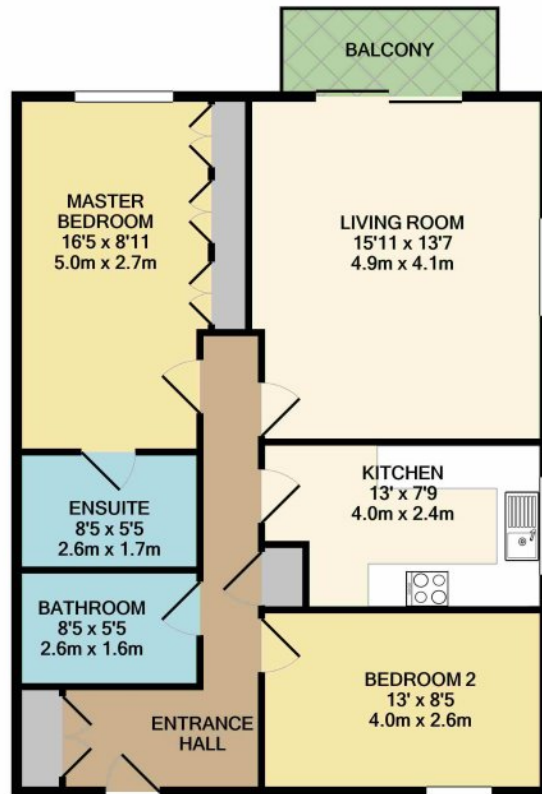
DESCRIPTION

The property is accessed via a well presented communal hallway where a flight of stairs leads to the first floor. The entrance hallway is spacious and includes a large storage cupboard as well as doors to principal rooms.

The lounge diner enjoys a dual aspect and has access to the balcony via the sliding patio door. The balcony enjoys views over the well manicured communal gardens. The modern kitchen comprises a range of base and eye level high gloss work units with space and plumbing for domestic appliances as well as a breakfast bar area.

There are two generous double bedrooms, the master of which benefits from a modern en suite shower room which is fully tiled as well as a large fitted wardrobe fitted from floor to ceiling level. Bedroom two offers space for free standing or fitted furniture as required. The main family bathroom is fully tiled comprising panelled bath/shower, WC and wash hand basin.

There is a secure allocated parking space conveyed with the apartment accessed via an electric garage door. The property is offered with no onward chain.



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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: D

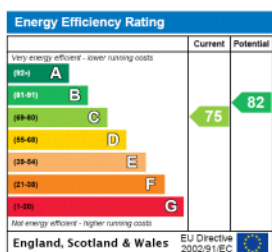
TENURE: Shared Freehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: TBC

AT A GLANCE

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- First Floor
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