



Braidley Road

Meyrick Park, Bournemouth, Dorset BH2 6JY

£365,000

- Ground Floor Luxury Apartment
- Versatile Accommodation
- Lounge and Dining room/Bedroom Three
- Ensuite Sower Room and Family Bathroom
- Separate Cloakroom
- Garage and Parking
- Share of Freehold with Long Lease
- Close to Meyrick Park



DESCRIPTION

House and Son are delighted to offer for sale this spacious two bedroom, two reception room, two bathroom apartment is situated in the most popular location of Meyrick Park. An excellent location within easy reach of the Town Centre and all local facilities including the golf course and beautiful recreational walks. Wychwood Grange comprises a development of 18 spacious purpose built apartments constructed in 3 blocks. This raised ground floor apartment comprises of a good size hallway, 21' lounge, separate dining room, sun room and balcony, a beautifully fitted kitchen, two double bedrooms, family bathroom and ensuite shower room, a further separate cloakroom. Further benefits include no forward chain, a garage with additional parking in front and the benefit of a Share of Freehold.

COMMUNAL ENTRANCE

With stairs and lift to all floors, secure entry system.

ENTRANCE HALL

8' 9" x 6' 5" (2.67m x 1.96m) plus 15' 10" x 4' 0" (4.83m x 1.22m) widening to 9' 4" (2.84m)

CLOAKROOM

6' 2" x 3' 5" (1.88m x 1.04m)

UTILITY CUPBOARD

LOUNGE

21' 0" x 12' 10" (6.4m x 3.91m)

DINING ROOM

12' 4" x 10' 0" (3.76m x 3.05m)

SUN ROOM

13' 1" x 9' 9" (3.99m x 2.97m)

BALCONY

11' 1" x 4' 8" (3.38m x 1.42m)

BEDROOM ONE

11' 8" plus full length built in wardrobes x 11' 8" (3.56m x 3.56m)

ENSUITE SHOWER ROOM

7' 10" x 6' 3" (2.39m x 1.91m)

BEDROOM TWO

12' 0" x 10' 10" (3.66m x 3.3m)

BATHROOM

8' 0" x 6' 0" (2.44m x 1.83m)

GARAGE

ADDITIONAL PARKING

COMMUNAL GARDENS

TENURE AND CHARGES

Tenure: Leasehold with a Share of Freehold

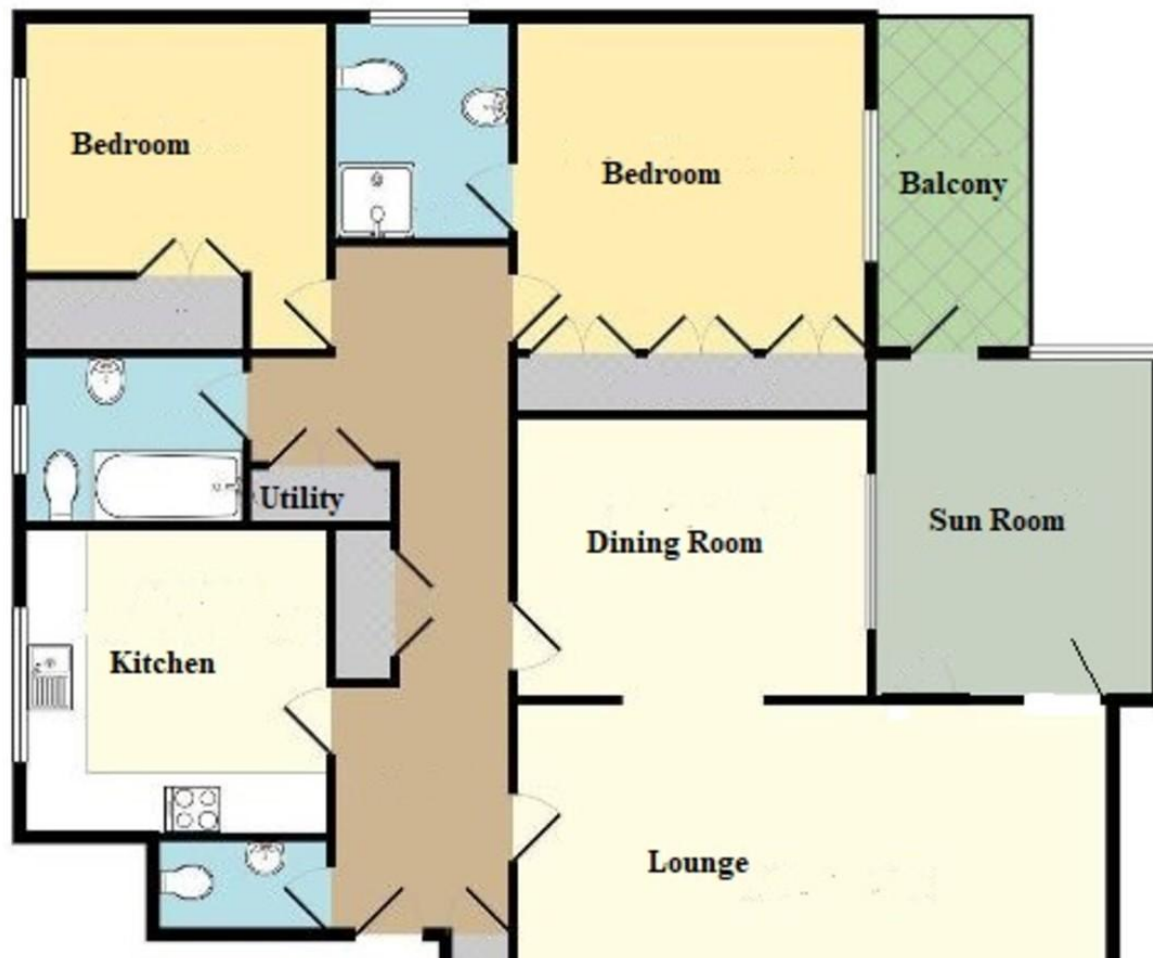
Ground Rent: Peppercorn

Service Charge: Current approximate charge, £2324 per annum

Council Tax Band: D

EPC Rating: D





COUNCIL TAX BAND

Tax band D

TENURE

Share of Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

EPC Rating - D

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements