



ST. ANTHONYS ROAD, MEYRICK PARK, BOURNEMOUTH, DORSET, BH2

**£260,000**

A superbly presented two bedroom first floor apartment set in the popular Meyrick Park area of Bournemouth which is close to the town centre and shops whilst being set within quiet tree lined roads. The property is in good order throughout with modern spacious accommodation and is offered with vacant possession.

First floor | Character development | Two bedrooms | Large lounge diner  
| Contemporary kitchen & bathroom | Garage | Superb location

Westbourne | 01202 767633 |

Winkworth



## LOCATION

Meyrick Park is an extremely popular area within Bournemouth 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.



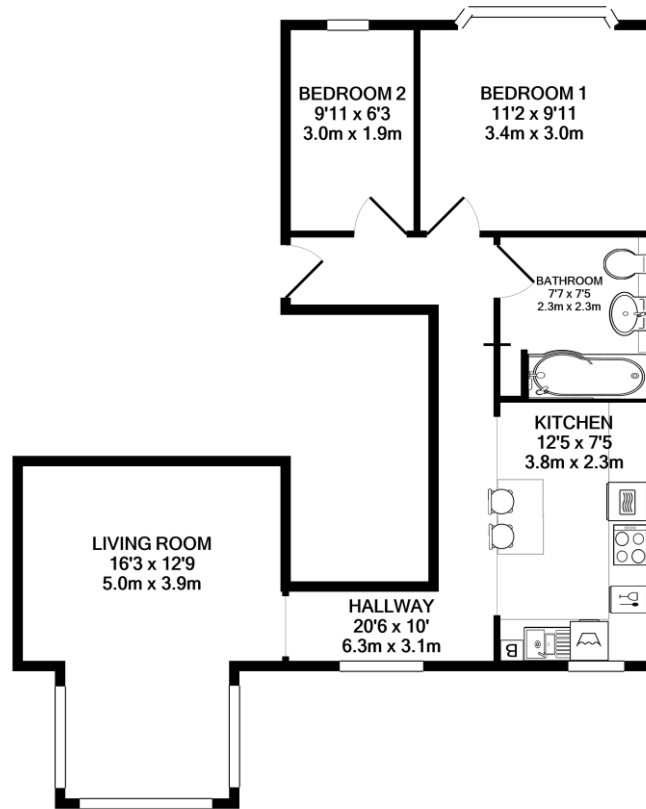
## DESCRIPTION

The property is situated on the first floor which is accessed via a flight of stairs through well presented communal hallways. A private front door then leads into the entrance hall which runs the length of the apartment with doors to principal rooms.

The spacious lounge is a particular feature of the property with a large box bay window suitable for housing a dining table, inset lighting and a feature wall. The kitchen is quite unique and is open to the entrance hall. There are a range of base and eye level work units with integrated appliances and there is ample space for a table.

There are two bedrooms with the master bedroom being a good size with room for free standing wardrobes and further furniture. The second bedroom is a smaller room, currently arranged as a home office but it would accommodate a single bed. The bathroom is tiled and comprises of a suite to include WC, wash hand basin and bath with shower above.

A garage is conveyed with the property.



TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 SQ.M.)

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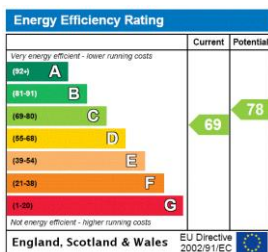
*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND: B**

**LOCAL AUTHORITY: BCP**

## AT A GLANCE

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- Character development
- Two bedrooms
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