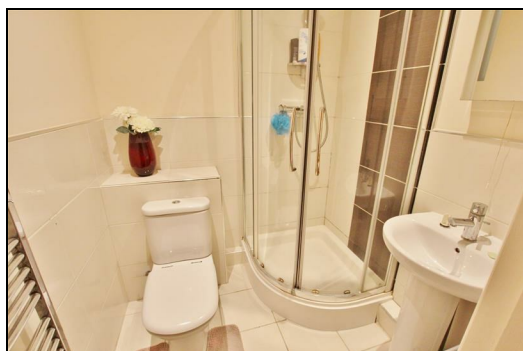




**Flat 7 Craven Grange, 17 Bodorgan Road, Meyrick Park,
Bournemouth, Dorset, BH2 6NQ**



STYLISH 2 BEDROOM 2 BATHROOM APARTMENT WITHIN A SHORT WALK FROM THE TOWN CENTRE - ALLOCATED PARKING - MODERN SPECIFICATION

This two double bedroom first floor apartment is located in the sought after area of Meyrick Park and is just a few minutes walk from Bournemouth town centre.

The accommodation consists of a bright open-plan lounge/kitchen, which comes with modern integrated appliances and a breakfast-bar. The master bedroom comes with its own en-suite shower room, whilst the second bedroom is also a good sized double. There is also a lovely modern master bathroom with shower over spa-bath and contemporary styled suite.

As well as double glazing, the property comes with modern gas fired central heating to keep energy bills low.

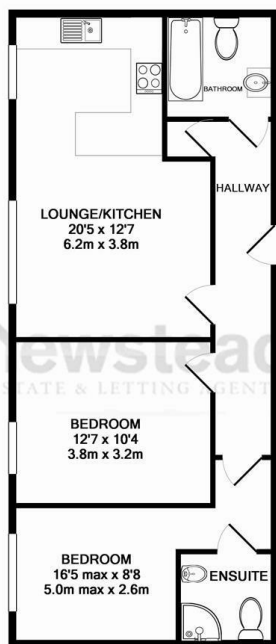
Outside there is one allocated parking space for this property within the gated grounds.

TENURE: Leasehold , 125 years from 2008.

GROUND RENT: £200.00 per year.

SERVICE CHARGE: Approximately £900.00 per year including buildings insurance.

COUNCIL TAX: Band C



TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 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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