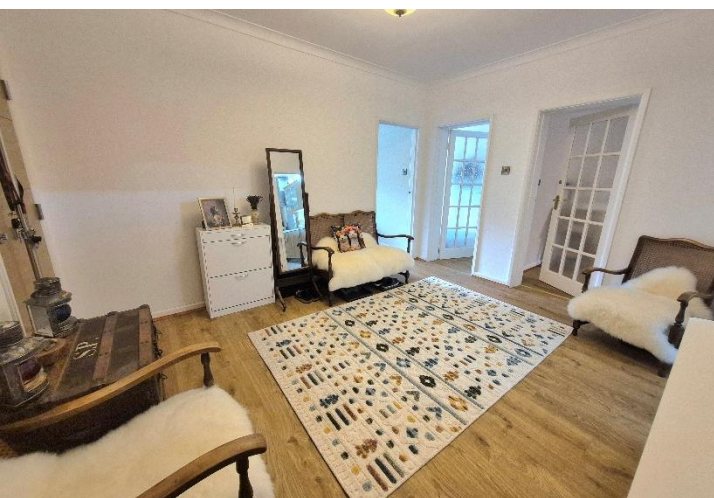




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Flat 9, Barclay Mansions, St. Valerie Road,
Bournemouth, BH2 6PF

Guide Price £220,000



Situated in the highly sought-after and leafy **Meyrick Park area**, this impressive two double bedroom apartment offers generous proportions, a versatile feature entrance hall, a **south-facing balcony**, allocated tandem parking and a **share of the freehold**. Ideally positioned just moments from Bournemouth town centre and within easy reach of the seafront, the property combines a peaceful residential setting with excellent access to the town's extensive amenities.

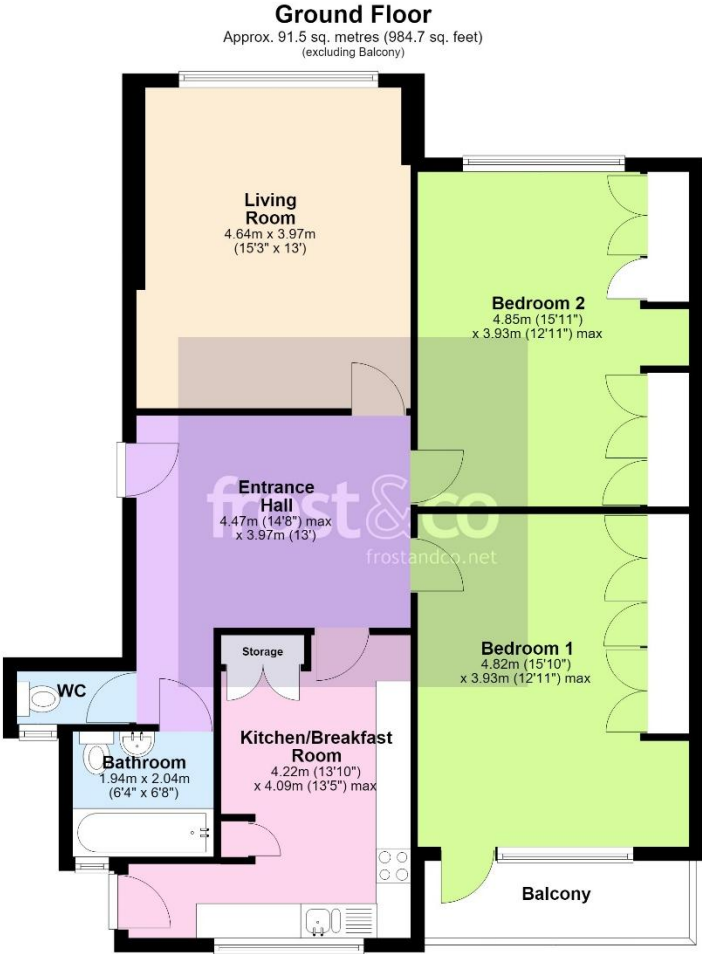
The apartment benefits from secure entry and is accessed from the front at ground floor level, while the rear access is at first-floor level. A well-maintained communal hallway leads into the apartment, where the **exceptionally spacious entrance hall** immediately creates a sense of quality and provides considerable versatility. With ample space for furniture, it could comfortably incorporate a dining area, home office or study space.

The generous living room overlooks the front elevation and provides an attractive principal reception space, while the separate kitchen/breakfast room enjoys a pleasant rear aspect. The kitchen offers an excellent amount of storage and work surface, with space for a dining table, freestanding cooker, upright fridge/freezer and washing machine, together with plumbing for the latter. A rear door provides convenient access to the car park, with stairs leading down to the parking area.

Both bedrooms are **generously proportioned double rooms** and benefit from fitted wardrobes. The principal bedroom is particularly appealing, featuring a **south-facing balcony overlooking the rear**, providing a lovely private outdoor space and an ideal spot to enjoy the sunshine. The second bedroom is also a well-sized double, making it equally suitable as a guest bedroom or home office.

The accommodation is completed by a separate WC and a spacious bathroom fitted with a matching three-piece suite comprising bath with shower over, wash basin and WC.

Outside, the property is surrounded by **beautifully maintained communal gardens** and is conveyed with a secure **allocated tandem parking space**, providing parking for two vehicles. There is also a communal storage facility for residents, offering useful additional storage.



Total area: approx. 91.5 sq. metres (984.7 sq. feet)



Share of Freehold

999 years from 01.01.2002
(975 years remaining)

Ground Rent: N/A

Service Charge: £1,700 per
6mths

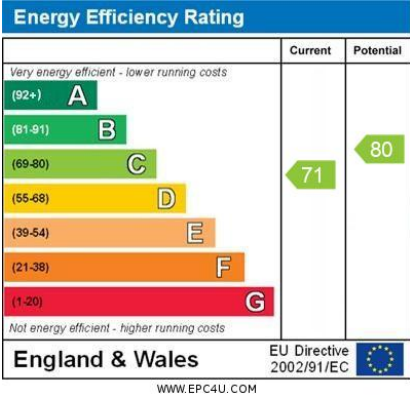
C/Tax: Band 'C'

EPC Rating: 'C'

Periodic Lets Permitted

Holiday Lets Permitted

Pets Not Permitted





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20 Poole Hill, Bournemouth BH2 5PS

Tel: - 01202 311888

Email: - bournemouth@frostandco.net