

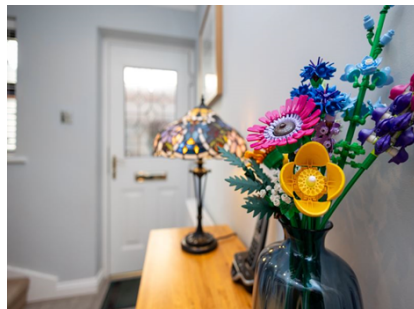
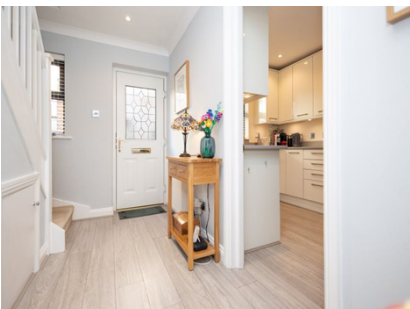
# MRKT

PROPERTY EXPERTS

14 St Winifreds Road 8 Minton

**Private Treaty £475,000**

**FOR SALE**



## Property Features:

- Close to local amenities
- Share of Freehold
- Private Patio
- Gas Central Heating
- Parking
- High specification
- Modern Kitchen
- Modern Bathroom

## Summary

Experience modern luxury living at the "Lego House" in Meyrick Park. With spacious interiors, a tranquil southerly facing patio garden, and communal perks, this townhouse offers versatile living. Don't miss the chance to make this your home sweet home.

## Description

Welcome to the "Lego House," an extraordinary townhouse nestled in the coveted Meyrick Park suburb of Bournemouth. This stunning property offers a harmonious blend of space and versatility, complete with a garage and undercroft parking for added convenience. As you step through the private entrance, you're greeted by a hallway adorned with a modern multi-glazed panel door, setting the tone for the contemporary elegance that awaits within. The kitchen is a chef's dream, boasting a range of wall and base units, along with integrated appliances, ensuring both style and functionality.

The reception room serves as a multifunctional space, perfect for unwinding after a long day or hosting intimate gatherings. Positioned in a large window bay, the dining area offers serene garden views, while the living space features ample storage and a captivating feature fireplace, creating a cozy ambiance.

Step outside through the double doors and discover the landscaped courtyard garden, enclosed by

## Room Dimensions

## Floor Plan



TOTAL FLOOR AREA: 1370 sq ft (127.3 sq m) approx.  
\*MRA energy demand has been made to match the accuracy of the Property Carbon Footprint, measurement of which includes heating and hot water supply and is dependent on the energy source for the energy production process. The energy, system and appliance choice has not been stated and is the responsibility of the prospective purchaser.



## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A)		(92- A)	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
67	80		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

## Additional Information

- Council Tax Band: E
- Lease Length: 164
- Service Charge: 100.00
- Ground Rent: 0.00