

# MRKT

PROPERTY EXPERTS

St Winifreds Road, BH2 6PH

**£1,300 Monthly**

**TO LET**



## Property Features:

- Unfurnished
- 1 Weeks rent payable on reservation
- Underground Parking
- Bournemouth Town Centre Location
- Unfurnished
- 1 Weeks rent payable on ..

## Description

MRKT Property Experts are delighted to offer this superb two-bedroom apartment to let, ideally situated in the highly sought-after area of Meyrick Park, just a short walk from Bournemouth town centre.

This spacious and well-presented apartment offers bright, comfortable accommodation throughout and comprises:

- Large, light and airy lounge/dining room
- Separate fitted kitchen with integrated appliances
- Two generous double bedrooms
- Modern family bathroom
- Separate WC
- Private balcony
- Allocated underground parking space
- Visitor parking

Located in a desirable residential area, this property is ideally positioned close to local amenities, transport links, and the beautiful surroundings of Meyrick Park.

Full referencing will be required, and applicants must meet the necessary affordability and referencing criteria.

## Room Dimensions

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## Floor Plan

[[FloorPlanPhotos.Photo.StorageKey]:GetDBImage()]

## 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		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current Energy Efficiency Rating: 56  
Potential Energy Efficiency Rating: 58