



Pine Grange, Bath Road, East Cliff, Bournemouth, Dorset

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Asking Price £180,000



Corbin & Co are delighted to offer for sale this bright and spacious, first floor apartment which has a unique layout, providing well presented accommodation, situated in a highly sought after development situated just a short walk from the Lansdowne, Bournemouth Town Centre, and the wonderful award winning sandy beaches.

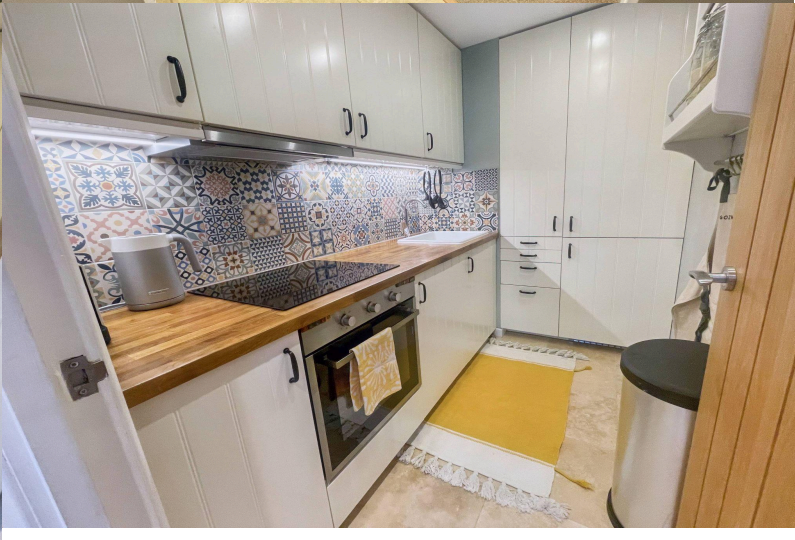
Located in central position on the East Cliff, Pine Grange is an imposing development built around the 1930's, offering great access to public transport links, including Bournemouth mainline train station. For added convenience, there are bus stops directly outside on Bath Road.

The property is located on the first floor close to the communal stairs and lift making it easily accessible. As you enter into the apartment a welcoming entrance hall draws you in, with doors leading to all internal accommodation, and space for a large storage cupboard if required.

The lounge/diner is flooded in natural light from the large window, with ample space for a range of living and dining furniture. There is a door opening into a walk in wardrobe (some of the other apartments use this as a second bedroom). At the heart of the home is a beautiful kitchen which has been well-planned and features a range of storage units and integrated appliances. There is a double bedroom serviced by a family bathroom and separate WC.

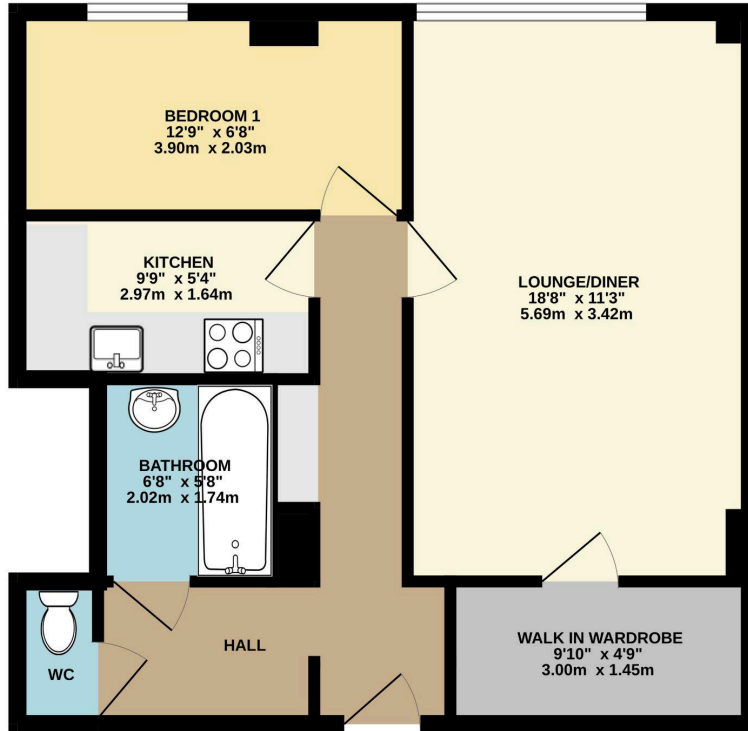
Further benefits at Pine Grange include the residents permit parking, grand entrance foyer with secure phone entry system, twin passenger lifts and large staircase to all floors, a communal heating & hot water system (via radiators - running cost included in service charge) and uPVC double glazing.

This amazing property has to be viewed to be fully appreciated, call us on 01202 519761.





FIRST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 536 sq.ft. (49.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix 00204

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		81	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

01202 519761

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