







House and Son are pleased to offer for sale this spacious East Cliff residence, in the 'Iconic' Albany development; presented in good order throughout, with sea glimpses and garden views from the principal rooms; also benefitting from a secure, underground car parking space and the apartment is offered with no forward chain.

Albany, comprises of one hundred and thirty-two apartments, with two further penthouses, arranged over seventeen floors. There is a 24-hour porter service, monitored CCTV system and a communal heating and hot water system (All included in the Service Charge).

Albany is enviably situated, in a most central position, on the fabulous East Cliff, being close to both the award-winning beaches and a wide variety of shops and entertainment facilities. A superb and highly respected and sought after development, featuring a beautifully presented communal reception lobby, with Porters Reception/Office and access to the passenger lifts, service lifts and stairs to all floors.

From the lobby, there is access to the stunning landscaped communal gardens with private direct access onto the cliff top; to the beach paths, leading down to the Beach, Bournemouth Pier, Pleasure Gardens and the main Shopping area.



This second-floor apartment benefits from a reception hall with storage cupboards, two good size double bedrooms, two bathrooms (one ensuite), balcony with access from the main bedroom and also from the spacious, 28ft x 14ft dual aspect lounge dining room, with both rooms enjoying super garden views. Benefits include fitted storage cupboards in the entrance hall and both bedrooms, double glazed windows throughout and a Share of the Freehold. Viewing is highly recommended!

ENTRANCE HALL 16' 9" x 9' 7" to 3' 3" (5.11m x 2.92m to 0.99m)

LIVING ROOM 28' 0" x 14' 0" (8.53m x 4.27m)



BALCONY 19' 2" x 5' 2" (5.84m x 1.57m)

KITCHEN 15' 2" x 8' 1" (4.62m x 2.46m)

MAIN BEDROOM 16' 2" x 12' 2" (4.93m x 3.71m)

ENSUITE 8' 10" x 5' 8" plus recess (2.69m x 1.73m)

BEDROOM TWO 16' 1" x 9' 7" (4.9m x 2.92m)

BATHROOM 12' 2" x 5' 1" (3.71m x 1.55m)

UNDERGROUND PARKING SPACE

#### TENURE AND CHARGE

Tenure: Leasehold with a Share of the Freehold

Service Charge: Please ask the agent

Council Tax: Band 'E'

Energy Performance Rating: 'D'

#### DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



