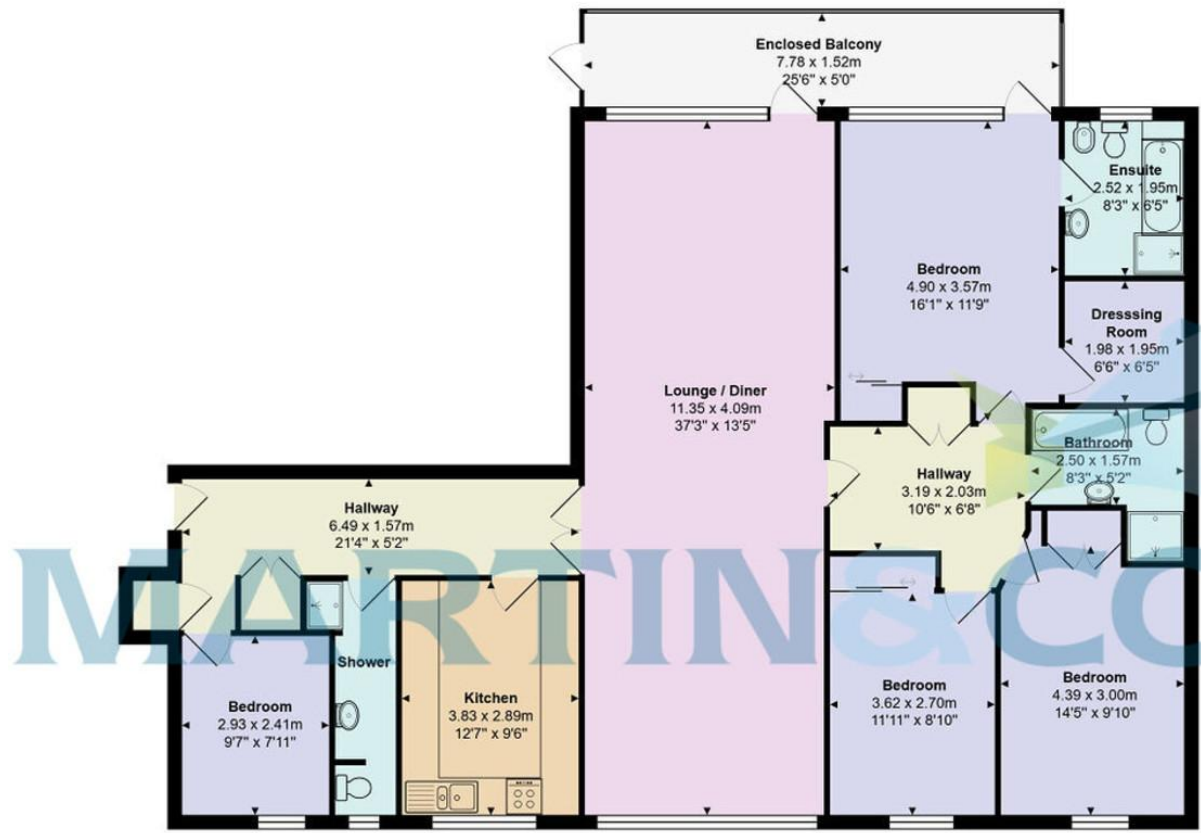




Property Location



Total Area: 148.2 m² ... 1595 ft² (excluding enclosed balcony)
All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Manor Road, Bournemouth

Asking Price Of £425,000

Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Manor Road

Bournemouth

BH1 3EN

Key features:

• 5th Floor Apartment

• 4 Double Bedrooms

• Amazing Sea Views

• Long Lease of 977 Years Remaining

• Share Of The Freehold

• Secure Underground Parking

• Concierge

• Walking Distance To The Beach

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Located on Bournemouth's very popular East Cliff sits this amazingly large fifth floor apartment. The property sits with a southern aspect and offers amazing views in both an Easterly and Westerly direction out to the Isle of White, the Purbecks and of Bournemouth's ultra popular coastline. With over 15 miles of sandy beaches on offer there is a number of activities and attractions to enjoy.

Positioned in this iconic block overlooking the East Cliff, you can enjoy the location from the privacy of the apartment itself or by taking the path that leads you down to the promenade and wonderful Award Winning beaches of Bournemouth. Bournemouth town centre and Train station offer great facilities, attractions and amenities, with trains in and out of Bournemouth to and from London and beyond.

The building itself is very well known in the local area and boasts a 24-hour concierge service, added building security, and well-tended grounds and gardens. There is a management committee that help to ensure the building is kept up to a high standard. The building is currently under a modernisation and a refurbishment programme which will conclude in 2025 helping to ensure the continued quality of the building.

There is a large communal entrance hallway that provides access to the gardens and grounds at the rear of the building, the concierge desk and access to the lifts taking you to all floors in the building.

Take the lift to the fifth floor and access the apartment.

Step inside the apartment and we find an entrance hallway leading to some of the



principle rooms in the property. Firstly we come to the 4th bedroom, a W/C and the properties kitchen. Boasting a number of over and under counter units there is plenty of cupboard storage, large window with inland views, space for the appliances and easy to maintain floor.

The lounge dining space is a truly exceptional room that's over 36ft from end to end and offers duel aspect windows and provides direct access to the Sun Balcony and the Amazing sea views of the South Coast.

The impressive master bedroom comes complete with walk-in wardrobe/Dressing area and full En-Suite Bathroom with added freestanding shower.

There are two further Double Bedrooms of a great size and with built in wardrobes, a family Bathroom also with a freestanding shower unit, a Storage cupboard in each hallway, and two new Lifts recently installed in the building.

Parking on site can be found externally or in the secure underground parking facility. There are well tended grounds and local amenities with-in walking distance from the property.

Agent Notes
Tenure - Share of Freehold
Service Charge – £2,136.57 Per Quarter (Hot Water and heating Rates Included)
Reserve Fund - £2,137.50
Ground Rent - Peppercorn
Council Tax Band - F
Holiday lettings – Not Permitted
Pets are not permitted
Chain Free Vendor
All Mains Utilities are Connected

