



- Stunning 'Albany' Apartment
- Outstanding Sea Views
- Clifftop East Cliff Location
- 24 Hour Concierge

Manor Road, East Cliff, Bournemouth, Dorset BH1 3EJ

Guide Price £240,000

**** Fantastic Value **** Guide Price £240,000 / £250,000 Beautifully modernised upper floor apartment **** Superb sea & coastal views ***Set within iconic 'Albany' Cliff Top Development**** 24 hour concierge **** Private gate to the East Overcliff Drive, to the beach path. The ideal beach side 2nd home.



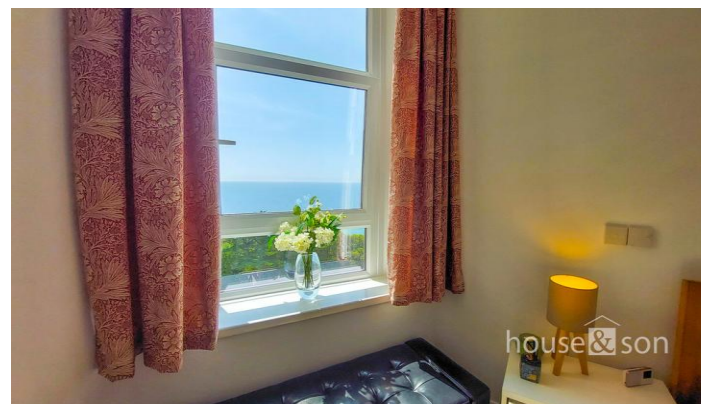
Property Description

**** Fantastic Value ** Guide Price £240,000 / £250,000 ** Stunning Sea Views**

House & Son are delighted to present for sale this immaculately presented and beautifully modernised, upper floor apartment on Bournemouth's ever popular East Cliff, with superb sea and coastal views; stretching from Hengistbury Head & Isle of Wight to the east and Old Harry Rocks, The Purbecks & beyond to the west.

Set within the iconic 'Albany' development, benefits include; residents & visitors permit off road parking within the grounds, 24 hour concierge service, passenger and service lifts, grand main lobby with library, laundry and luggage rooms, residents daily refuse collection, communal heating and hot water and direct access to the East Overcliff Drive cliff top by private gate, providing easy access to the seven miles of golden sands below.

The accommodation has a spacious feel throughout and is bright and airy; benefitting from the sunny south facing aspect to all principal rooms and the direct view out to sea! The apartment comprises a good size entrance hall with built in storage cupboards, lounge/dining room leading to a conservatory style enclosed balcony with double glazed tilt and turn windows, providing a 'room with a view' for all seasons.. and what a view!! There is a beautifully modernised and fitted kitchen with appliances, a double bedroom with stunning sea views and an ensuite style fully modernised bathroom. Usefully there is a second wc in a separate modern fitted cloakroom. Outside there are landscaped gardens and the parking areas. The property has the remainder of the 999 year Lease and a Share of Freehold, with the Seller prepared to offer no forward chain. A wonderful place to live; as a main home, or as a holiday retreat by the sea.





RECEPTION LOBBY

ENTRANCE HALL

12' 6" x 4' 6" max (3.81m x 1.37m)

LOUNGE/DINER

17' 8" x 14' 7" to 12' 8" (5.38m x 4.44m to 3.86m)

ENCLOSED BALCONY

12' 4" x 5' 3" (3.76m x 1.6m)

KITCHEN

12' 10" x 8' 1" (3.91m x 2.46m)

BEDROOM ONE

14' 8" x 16' 4" max irregular shape (4.47m x 4.98m)

BATHROOM & WC

7' 7" x 6' 7" max. irregular shape (2.31m x 2.01m)

SEPARATE CLOAKROOM WC

4' 0" x 3' 8" max (1.22m x 1.12m)

OUTSIDE - GARDENS & PERMIT PARKING AREA

TENURE & CHARGES

Tenure: Leasehold; 999-year Lease from 2003 and a Share of Freehold

Ground Rent: Peppercorn

Service Charge: Currently £818.24 per quarter. During the exciting building modernisation period, this year there is also a £900 per quarter payment towards the reserve fund. The current charges during this period are higher than usual, reflecting the extra investment currently being made by residents during the maintenance and improvement plan; a carefully designed plan to further enhance the building excellence. Ask agent for further details.



Council Tax Band 'C' £2,004.38 (2025/26)

EPC Rating: 'C' Valid to June 2035

ABOUT 'ALBANY'

The prestigious Albany, comprises of one hundred and thirty-two apartments, with two further penthouses, arranged over seventeen floors. The facilities at Albany are truly fantastic, with 24-hour Concierge Service, monitored CCTV system, laundry & luggage rooms, a library, cycle racks & car washing facilities in the underground garage, daily refuse collection from the apartment and a communal heating and hot water system (All of which are included in the Service Charge). Albany is currently in the midst of an exciting refurbishment and improvement programme, carefully designed by the resident's management committee, to further enhance the exacting and high standards Albany is renowned for. (Full details available with the agents) Plans include the provision to supply electric car charging points into the underground garage, for ultimate convenience.

Enviably situated in a most central position on the fabulous East Cliff, being close to zig zag path leading down onto the award-winning sandy beach below and a short stroll to the wide variety of shops and entertainment facilities in the town centre. From the main lobby, there is access to the stunning landscaped communal gardens; which features a private resident's access point out onto the cliff top, for added convenience to the beach paths. This superb, highly respected and sought after development, features a beautifully presented communal reception lobby with Concierge Reception/Office and access to the passenger lifts, service lifts and stairs to all floors (including the underground garage parking area).

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.

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House & Son Albany Floorplan



Total area: approx. 61.0 sq. metres (656.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements