

**Flat 23 Adelphi Court, 30 Manor Road,
Bournemouth, BH1 3JD**



Property overview

Guide Price £260,000

A well-presented two-bedroom second-floor apartment within 'Adelphi Court,' in the sought-after Manor Road, East Cliff, Bournemouth.

Convenient for the scenic walks of Boscombe Chine Gardens (0.2 miles), Boscombe Pier/Beach (0.6 miles), Bournemouth Pier/Beach (1.3 miles), Bournemouth Town Centre (1.5 miles), as well as travel routes to Southbourne (1.8 miles), Christchurch (3.8 miles), and Westbourne (2.7 miles).

The accommodation offers an entrance hallway with a large storage cupboard, an inner hallway with an airing cupboard, a lounge with a balcony, a kitchen/dining room, two bedrooms (one of which has an en-suite) and a main bathroom.

The property also benefits from an allocated parking space, UPVC double glazing and a c. 104-year lease.

Ideal first-time buy, holiday home or buy-to-let.

Offered with no forward chain & vacant possession.



Accommodation

Entrance Via:

Vehicular access from Manor Road, communal front door to communal lobby, door to communal entrance foyer, lift and stairs to second floor, communal landing, front door to:

Entrance Hall: 8' 3" max x 3' 11" max (2.51m x 1.19m)

Telephone door entry system, opening to inner hallway, wood flooring, door to:

Storage Cupboard: 6' 4" x 3' 11" (1.93m x 1.19m)

Light point, high-level consumer unit, electric meter, providing storage.

Inner Hallway: 22' 5" max x 3' 6" max (6.83m x 1.07m)

Hatch to loft space, smoke alarm, electric radiator, wood flooring, doors to accommodation and door to:

Airing Cupboard: 2' 9" x 2' 5" (0.84m x 0.74m)

Light point, TV aerial point, slatted shelving providing storage, housing an unvented hot water cylinder.

Kitchen/Diner: 13' 10" max x 9' 10" max (4.21m x 2.99m)

Spotlights, smoke alarm, wall lights, range of eye and base level units, integrated appliances (microwave, AEG oven/grill with electric hob over, slimline dishwasher), space for full-sized fridge/freezer, space for table and chairs, kickboard lights, tiled flooring.

Lounge: 15' 8" max x 11' 10" max (4.77m x 3.60m)

Smoke alarm, window to front aspect, electric radiator x 2, TV aerial and internet point, wood flooring, windows and glazed door to:

Balcony: 10' 11" max x 4' 6" max (3.32m x 1.37m)

Lush outlook, enclosed by a stone balustrade, laid to patio tiles.

Bedroom One: 15' 9" max x 10' 8" max (4.80m x 3.25m)

Part sloped ceiling, window to front aspect, electric radiator, built-in wardrobe, door to:

En-Suite: 8' 5" x 6' 6" (2.56m x 1.98m)

Spotlights, inline extractor fan, part tiled walls, shower enclosure with mixer controls and handheld attachment over, pedestal wash hand with mirror above, ladder style towel radiator, WC.

Bedroom Two: 10' 9" max x 9' 3" max (3.27m x 2.82m)

Spotlights, part sloped ceiling, window to side aspect, TV aerial point, wood flooring.

Bathroom: 6' 2" x 6' 0" (1.88m x 1.83m)

Spotlights, inline extractor fan, part tiled walls, panelled bath with mixer taps, mixer shower controls and handheld attachment over, ladder style towel radiator, pedestal wash hand basin with mirror, shaving and light point over, WC.

Tenure:

Leasehold - Approx 104 years remaining (125 years from 1st January 2004)

Service Charge:

£2,129.8 per annum (paid half yearly - £1064.9 every 6 months)

Ground Rent:

£125 per annum (Paid half yearly - £62.50 every 6 months)

Photography







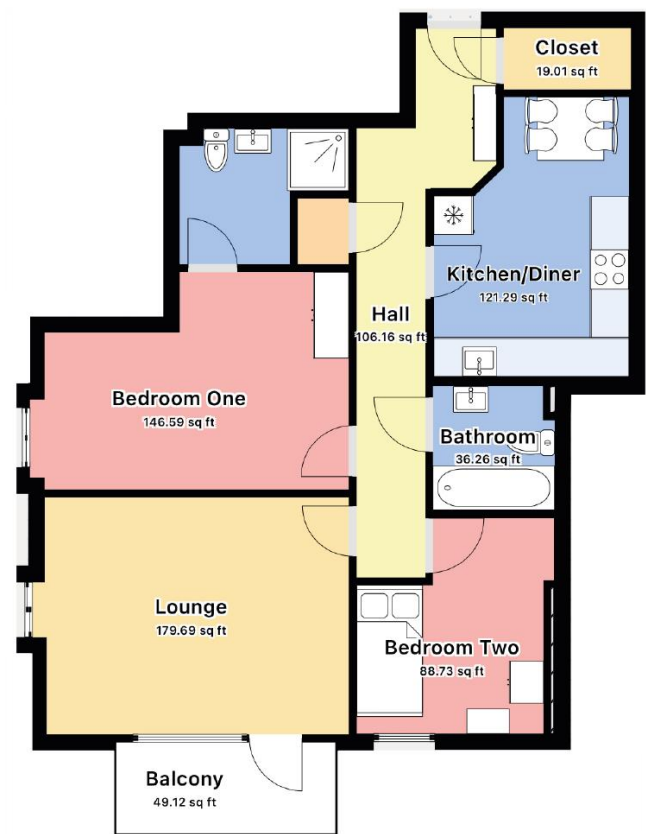








Floor Plan



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Energy performance certificate (EPC)

Flat 23 Adelphi Court Manor Road BOURNEMOUTH BH1 3JD	Energy rating	Valid until:	27 May 2035
	C	Certificate number:	3535-4625-2500-0662-0222

Property type

Top-floor flat

Total floor area

72 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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