



Adelfi Court, Manor Road, Bournemouth, BH1 3JD

Asking price £289,950

EASTCLIFF, BOURNEMOUTH £289,995 Leasehold. Take a look at this modern newly decorated purpose built apartment located in the sought after Manor Road, Eastcliff. Located close to the beach and within easy access into Bournemouth town centre. This apartment has two double bedrooms, two modern bathrooms with en suite shower room to the principle bedroom. There is a reception room with patio door to balcony and double doors leading off the lounge into a modern fitted kitchen with integrated fridge freezer, dishwasher and space and plumbing for washing machine. Electric hob, electric oven and extractor. Neutral decor in white with grey fitted flooring throughout. The apartment benefits from two south facing balconies one off the bedroom and one off the lounge. It also has one parking space in the main car park to the front of the building conveyed with the apartment. Council Tax band D. Vacant and offered with NO FORWARD CHAIN.



Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

FRONT DOOR AND ENTRANCE HALL

9'3" x 10'1" x 3'11" (l shaped) (2.84 x 3.09 x 1.20 (l shaped))

Light wood wooden door leading into this modern L shaped entrance hall. White ceiling and walls, and grey fitted carpet. Entry phone, Light switches and ceiling lighting. Wall mounted heater. Built in cupboard with light wooden door with electric consumer unit inside.

LOUNGE

15'8" x 14'8" (4.80 x 4.49)

Light wood wooden door leading from the hall into this spacious reception room with front facing aspect. White ceiling, white emulsion painted walls and continuation of the grey fitted carpet. Two wall mounted electric heaters. Upvc double glazed sash style window. Upvc double glazed patio door with a side window, leading to a south facing balcony. Ceiling lighting. Light switch, plug sockets and TV socket. Double doors leading into the kitchen.

KITCHEN

8'7" x 10'1" (2.62 x 3.08)

Double light wood coloured wooden doors leading into this modern fitted kitchen with white ceiling, white emulsion painted walls and modern grey lino flooring. Ceiling lighting. Light switch, plug sockets and fuse switches. A range of modern wood effect wall, base and drawer units with inset handles and laminate worktops. Stainless steel inset sink. Glass top four ring hob, integrated extractor fan, stainless steel electric oven with handles and controls. Integrated fridge freezer, integrated slimline dishwasher. Space and plumbing for washing machine. Wall mounted electric heater. Space to put a small breakfast bar/ table.

BEDROOM ONE (PRINCIPLE)

13'3" x 9'3" x 14'6" (into recess) (4.05 x 2.83 x 4.42 (into recess))

Light wood coloured wooden door leading into the principle double bedroom with front facing aspect. White ceiling, white emulsion painted walls and continuation of the newly fitted grey carpet. Upvc double glazed patio door leading onto a balcony area overlooking the front aspect of the property. A range of built in wardrobes with shelf and rails inside. Light switch, plug sockets. Ceiling lighting. Door leading into the en suite shower room.

EN SUITE SHOWER ROOM

6'8" x 3'8" x 6'3" (into shower) (2.04 x 1.13 x 1.92 (into shower))

Light wood coloured wooden door leading into this modern style shower room. White ceiling, emulsion painted walls to part with tiles to the remainder of the walls. Lino flooring. Ceiling lighting. Wall mounted electric heater. White wc with seat and lid and cistern and flush. White sink with chrome effect fittings and pedestal. Built in shower cubicle with white shower tray, tiled walls, sliding glass panel doors and wall mounted shower.

BEDROOM TWO

14'8" x 9'10" x 5'3" narrowing to wardrobes (4.49 x 3.01 x 1.61 narrowing to wardrobes)

Light wood coloured wooden door leading into this double bedroom. White ceiling, white emulsion painted walls and newly fitted grey carpet. Ceiling lighting. Light switch and plug sockets. Upvc double glazed sash style window overlooking front aspect. Built in wardrobe with shelf and rails inside. Wall mounted electric heater.

BATHROOM

6'4" x 7'7" (1.95 x 2.33)

Light wood coloured wooden door leading into this modern style bathroom. White ceiling, part emulsion painted white walls with tiles to remainder, fitted grey lino flooring. Ceiling lighting. Wall mounted heated towel rail. White wc with seat and lid and cistern flush. White sink with chrome effect fittings and pedestal. White bath with chrome effect fittings, shower over the bath, shower screen and wood panelled bath panel.

PARKING

One allocated parking space conveyed with the property. Space number 24 in the front main car park.

TENURE

The property is LEASEHOLD with 108 years remaining on the lease.

Ground Rent: £125.00 Per Annum

Management Charges: £2,055.46 paid half-yearly

Block management: PRINCIPLE ESTATE MANAGEMENT

THE PROPERTY IS OFFERED WITH NO FORWARD CHAIN



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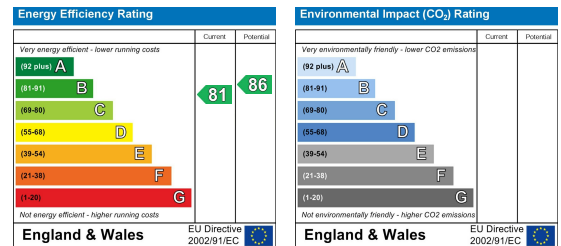
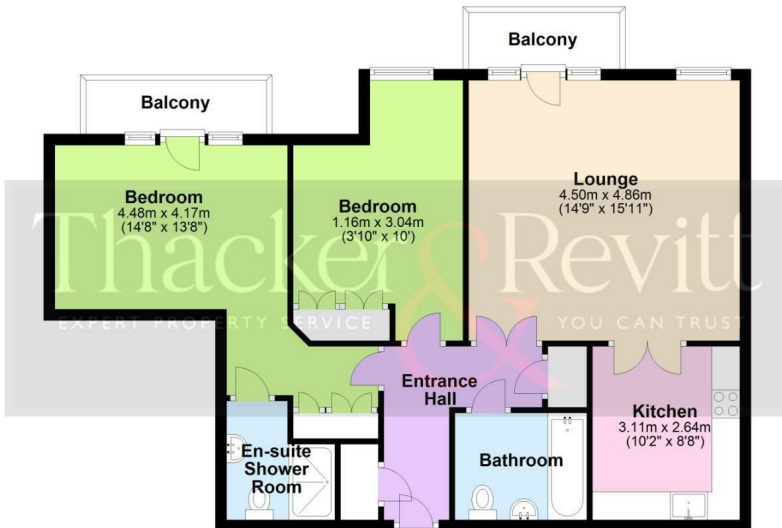
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Second Floor

Approx. 77.6 sq. metres (835.3 sq. feet)



Total area: approx. 77.6 sq. metres (835.3 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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Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD