



Apartment 24 Adelphi Court

30 Manor Road, Bournemouth, Dorset, BH1 3JD



£325,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

APT 24 ADELPHI COURT

BOURNEMOUTH

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Please click on the image above to view our short video introduction to this property.

Interactive 3D Tour

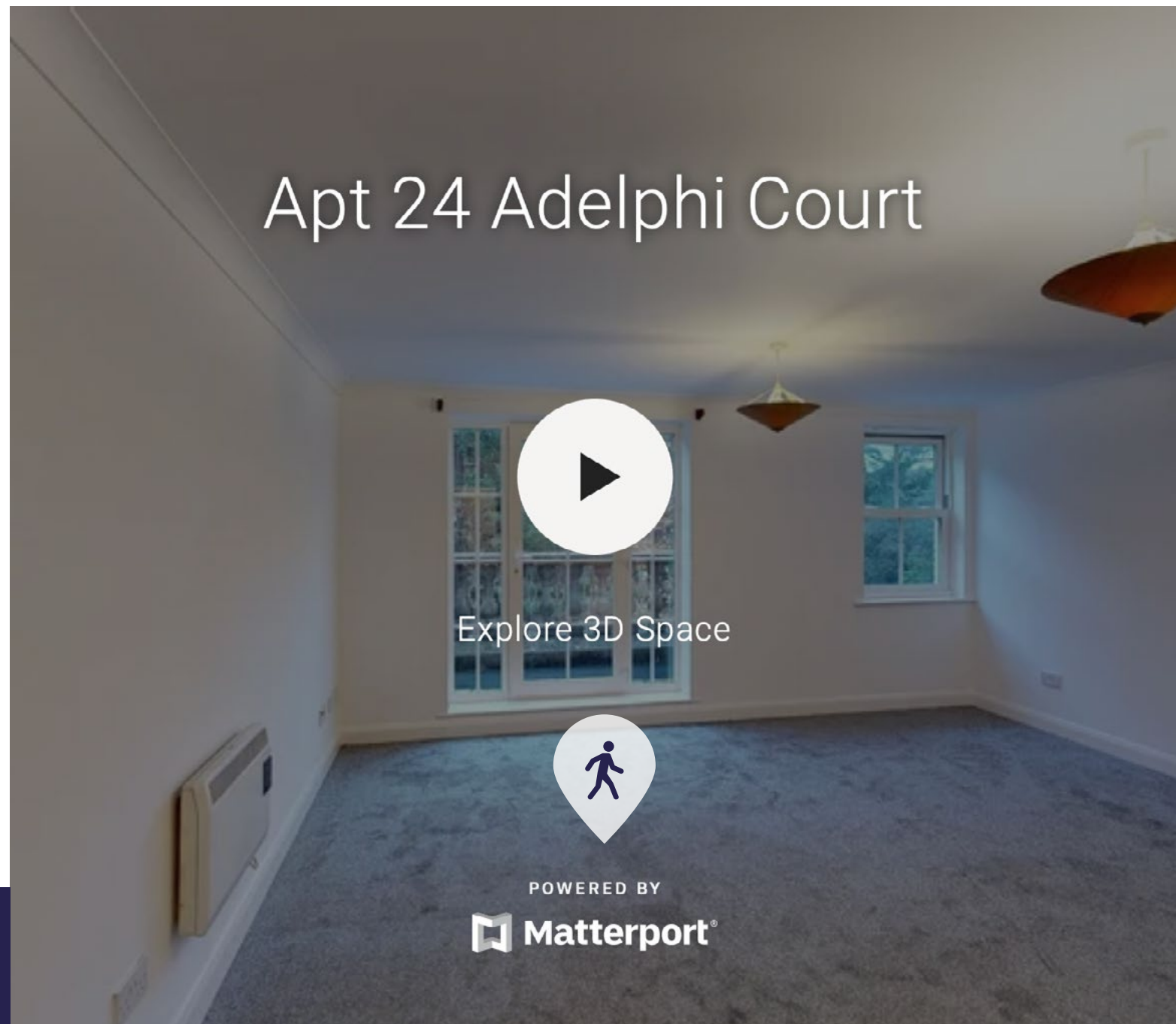
Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

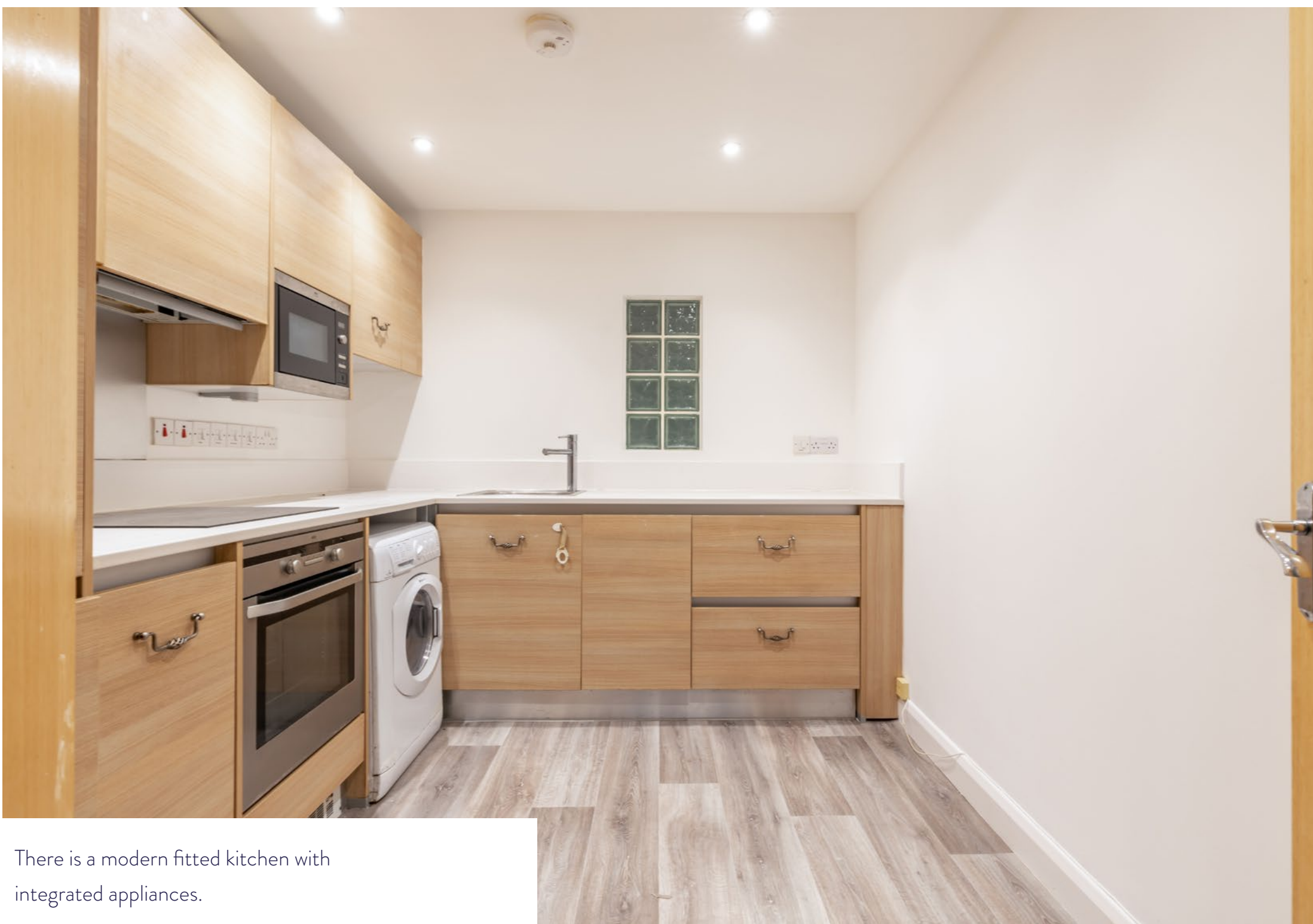
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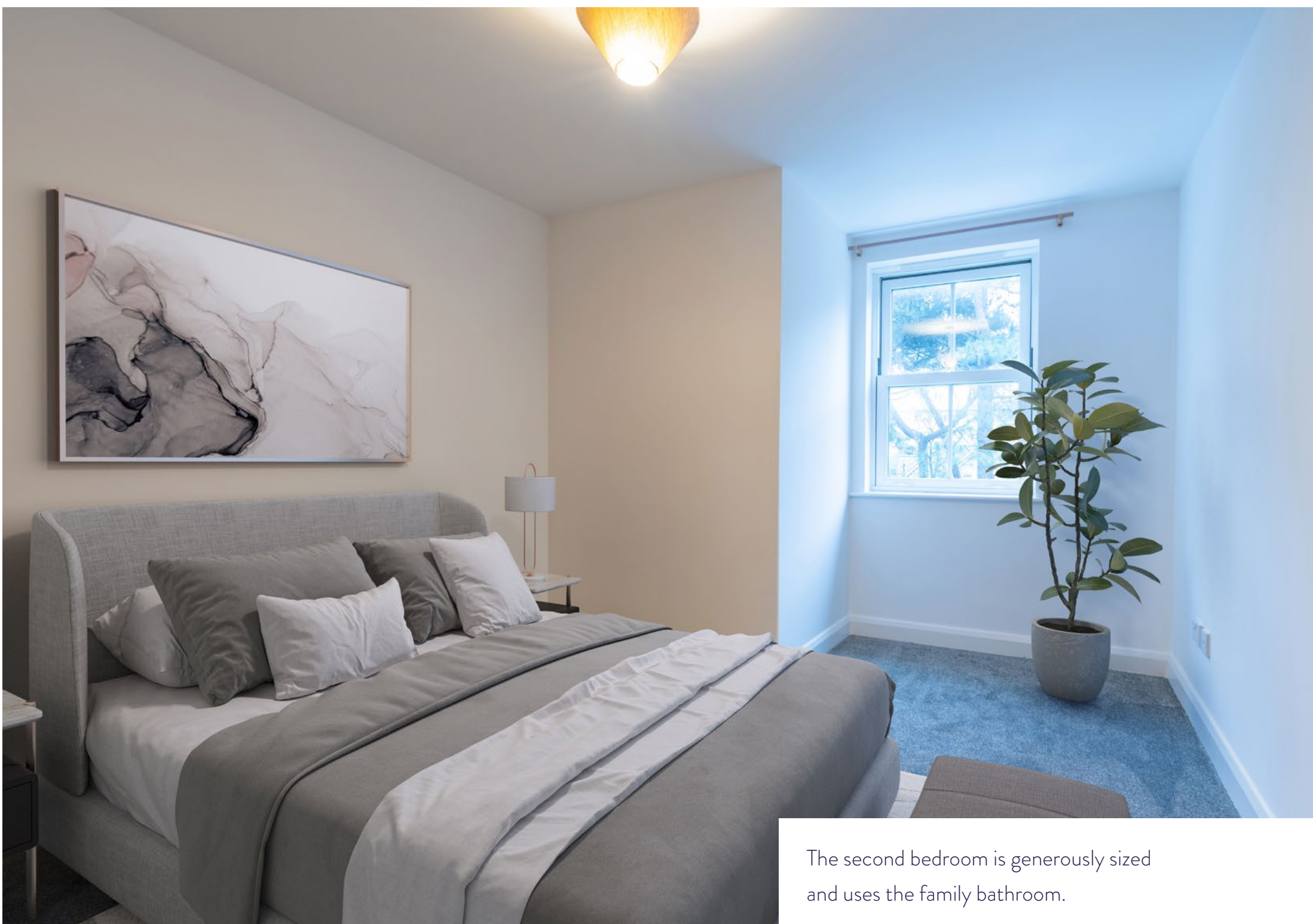
There is a modern fitted kitchen with integrated appliances.



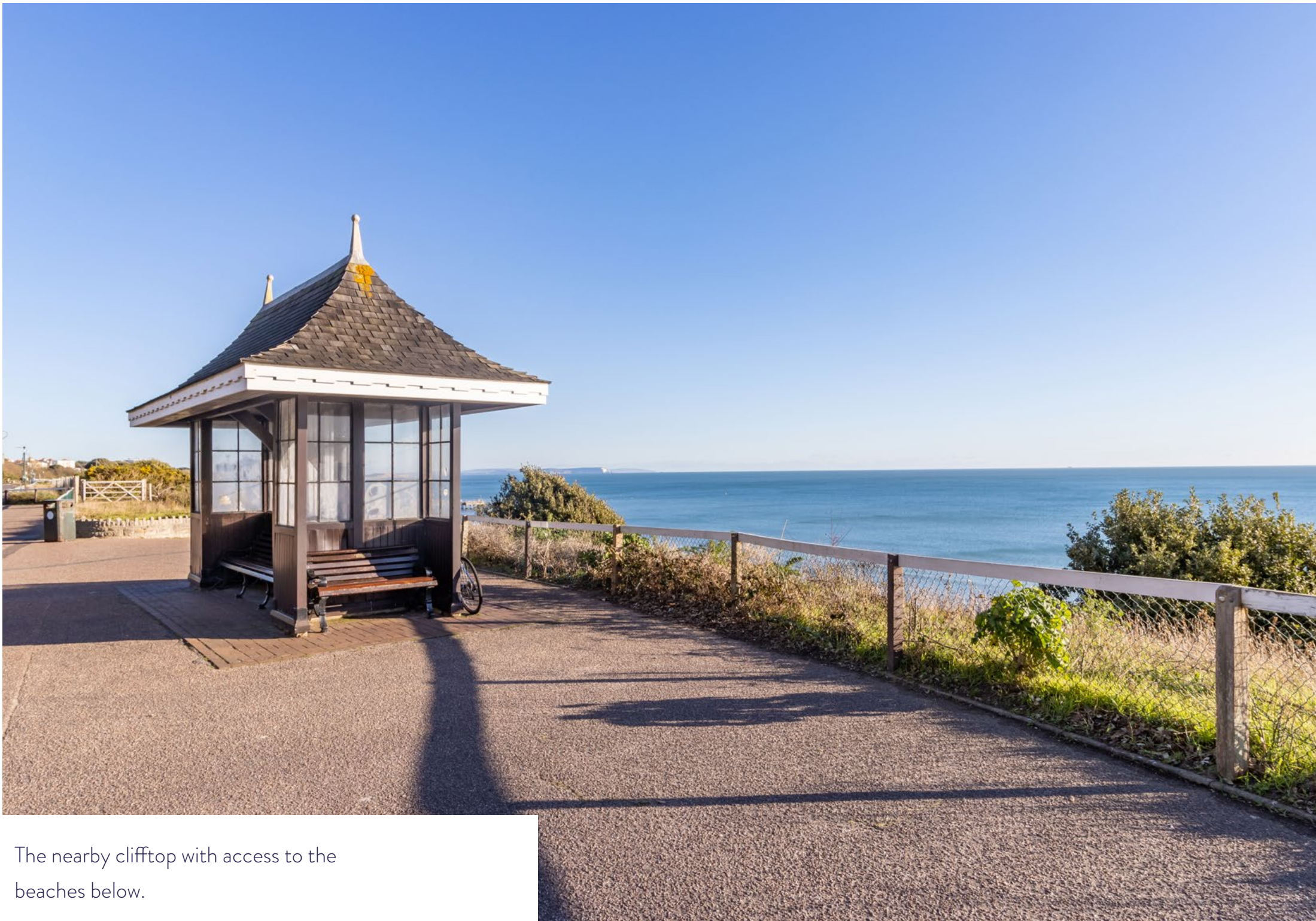
The spacious living / dining room has a lovely outlook.



The master bedroom has a small balcony and en suite bathroom.

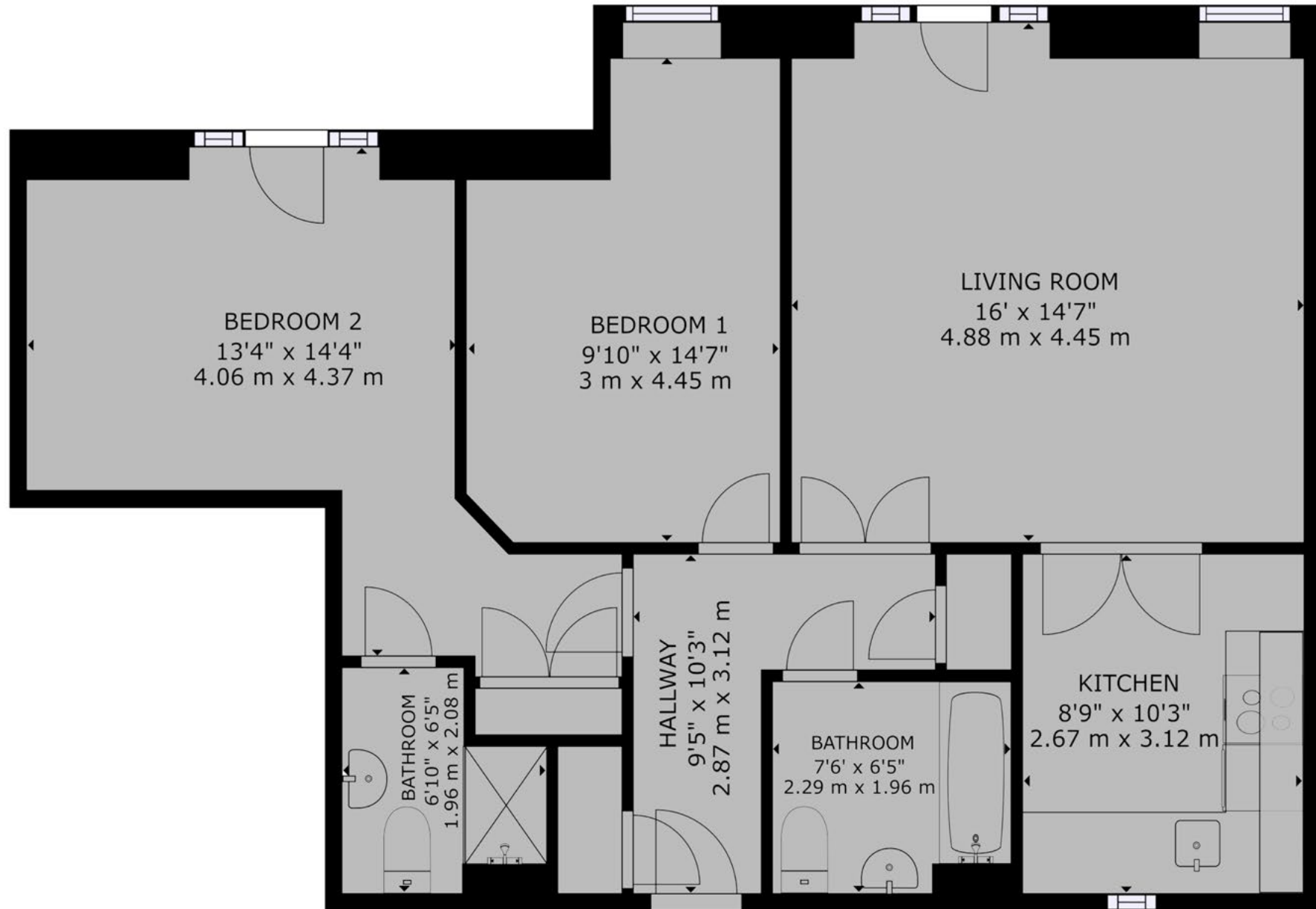


The second bedroom is generously sized and uses the family bathroom.



The nearby clifftop with access to the beaches below.

Apartment 24 Adelphi Court, 30 Manor Road, Bournemouth, BH1 3JD



GROSS INTERNAL AREA: 857 sq ft., 79.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Built in the early 2000s by David Wilson Homes, a renowned national homebuilder, Adelphi Court is an attractive block sitting in a superb location on the broad and leafy Manor Road on the prestigious East Cliff of Bournemouth. The famed sandy beaches of Bournemouth are accessed easily from a nearby footpath leading down to the promenade.

Apartment 24 is situated on the 2nd floor (accessible by lift or stairs) and includes a central hallway, a sitting/dining room, two spacious double bedrooms (one with an en suite shower room) as well as a family bathroom and a modern kitchen. There are two South facing balconies - one off the main living area and one off the master bedroom.

Moving into this apartment will be a breeze. It has been freshly painted and there are built in wardrobes in both bedrooms and the kitchen is equipped with mostly integrated appliances. To make things even easier there is no onward sales chain. The apartment has an allocated parking space and there is a communal bike store. Pets may be permitted under licence. Short term holiday letting is not permitted.

- Two bedroom apartment
- Fantastic East Cliff location
- Extends to 857 square feet
- Two bathrooms (one en suite)
- Large living / dining room
- Separate kitchen
- New carpets
- Close to Bournemouth town centre
- Easy access to the beach
- No forward chain

Guide Price: £325,000

Tenure: Leasehold

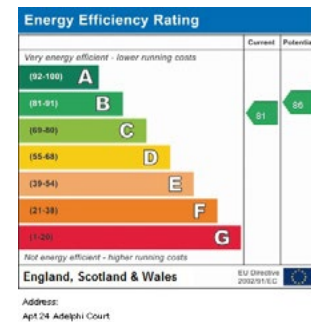
Stamp Duty: Main Home £3,750*
Additional Home £13,500*
(*based on guide price)

Lease Length: 125 years from 01/01/2004

Maintenance: TBC

Council Tax: Band D
(2023/2024 £2,048.24)

EPC:



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We would love to see you
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Property ref: 0911



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.