



## Apartment 3 Radcliffe Court

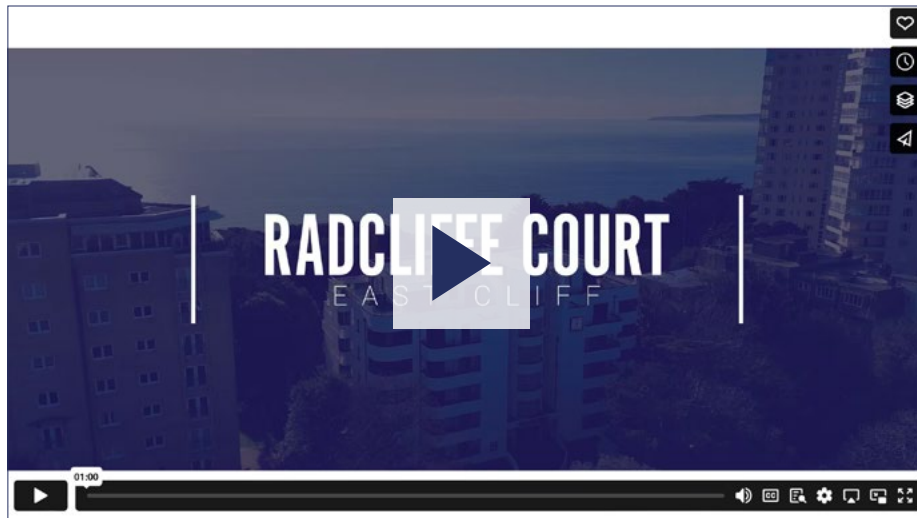
51 Manor Road, East Cliff, Bournemouth, Dorset, BH1 3FH



LUXURY &  
PRESTIGE  
Exclusive Properties

## Can't wait to view in person?

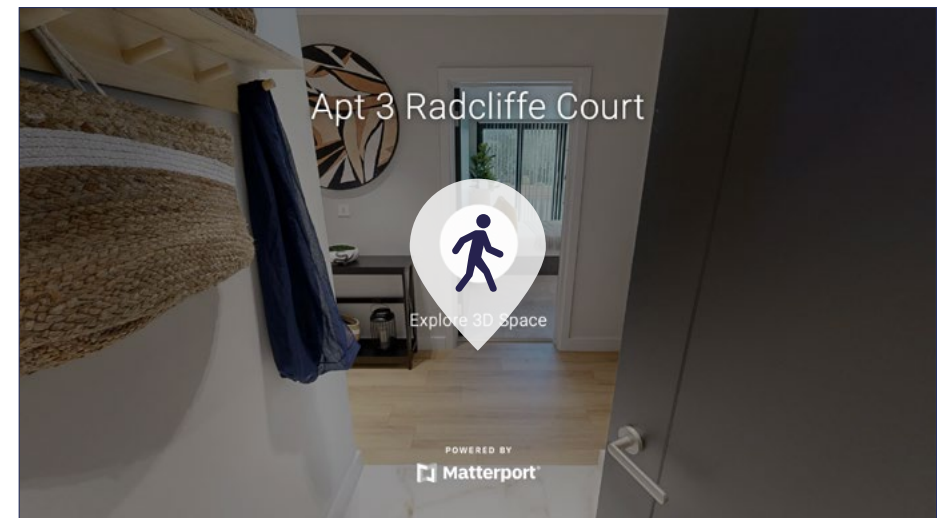
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

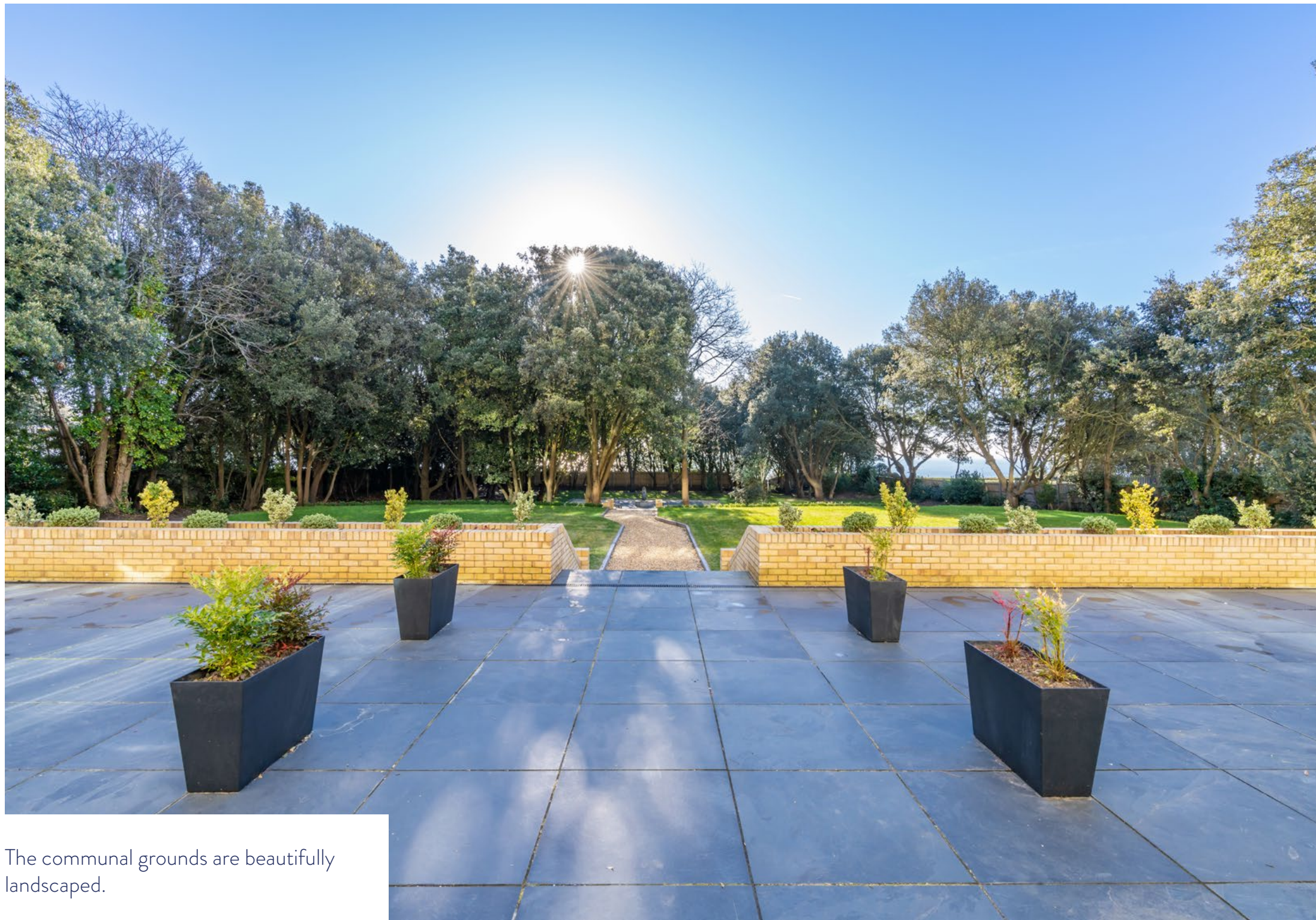
**vimeo**



Simply click on the thumbnail above 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.

**Matterport™**



The communal grounds are beautifully landscaped.



A variety of apartments benefit from stunning sea views.



The open plan living space has direct access to a large terrace.



The kitchen is tastefully designed with a range of integrated appliances.



The apartments are cleverly laid out to make the most of the space available.



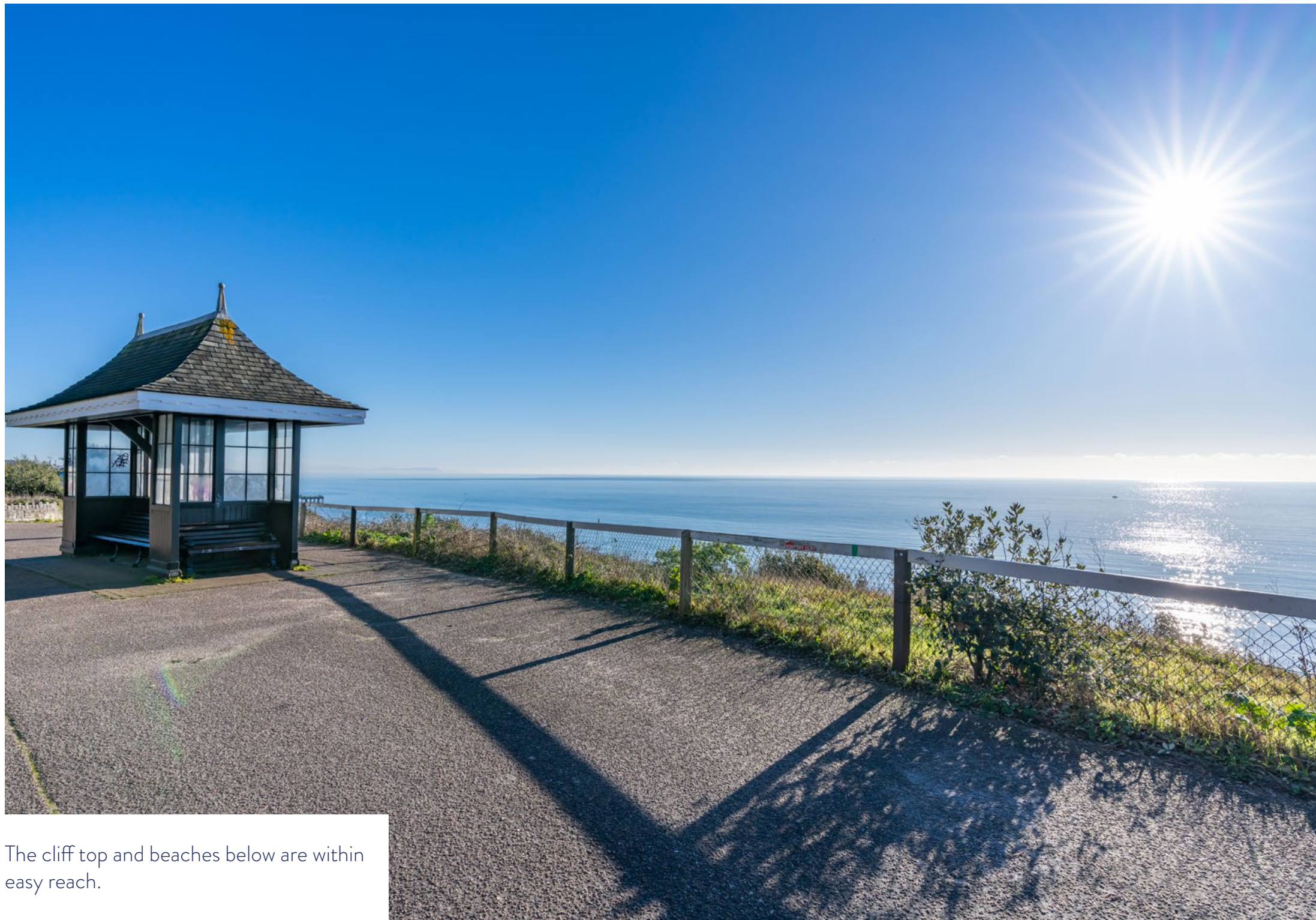


The finishes are clean and contemporary throughout.



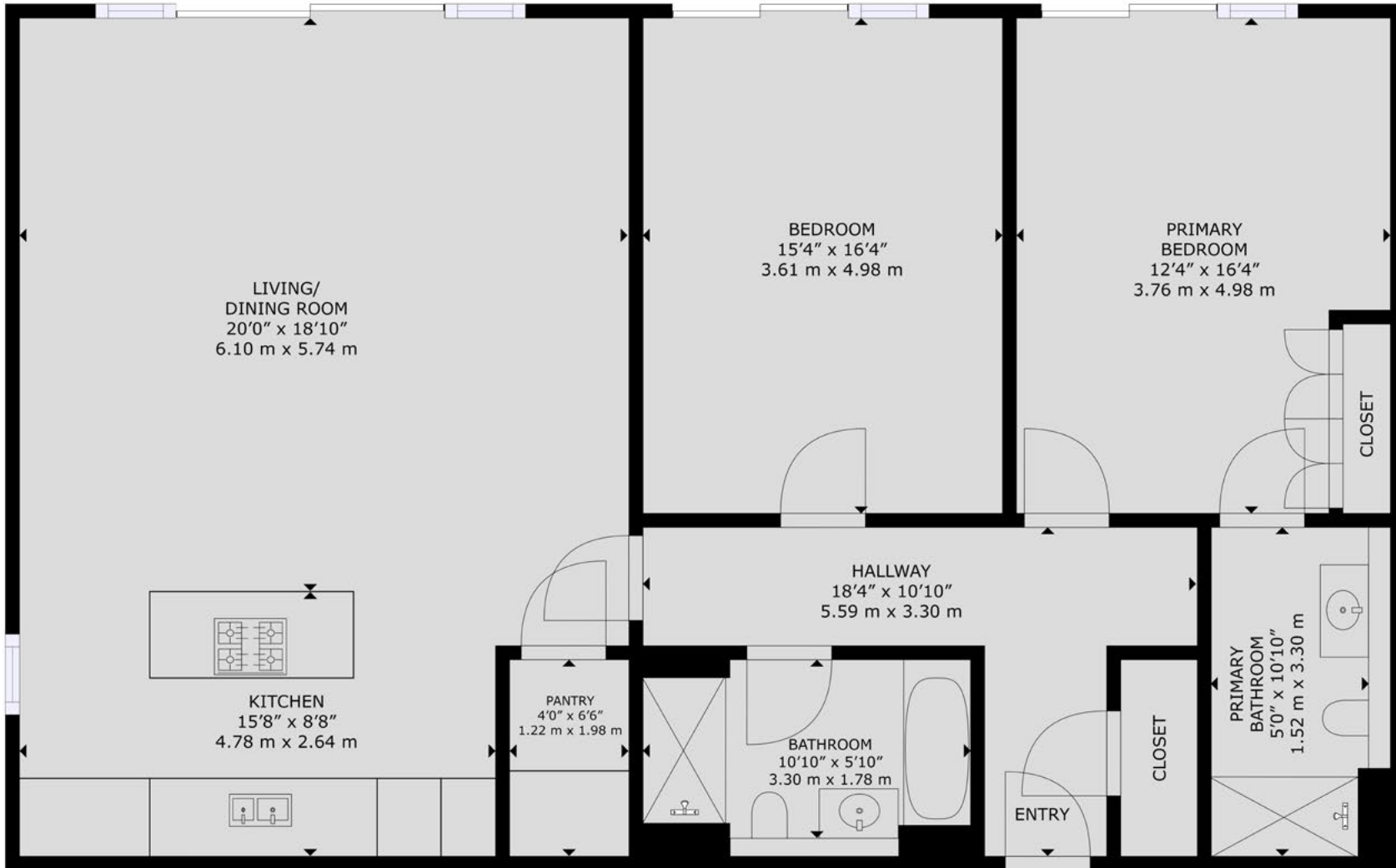


Spacious bedrooms with access to the paved terrace area.



The cliff top and beaches below are within easy reach.

### Apartment 3 Radcliffe Court, 51 Manor Road, East Cliff, Bournemouth, BH1 3FH



GROSS INTERNAL AREA  
FLOOR PLAN: 1,246 sq. ft, 116 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Summary

Radcliffe Court is a beautifully designed Art Deco apartment block built to an exceptional standard. This new build development offers 26 luxury homes with a large selection of apartments enjoying panoramic sea views.

The development comprises a range of 2 and 3 bedroom apartments as well as two duplex apartments and a penthouse. All the apartments benefit from their own private outside areas along with landscaped communal grounds with a water feature and seating area to be enjoyed by all the residents. There is also a footpath that leads you directly to the cliff top providing easy access to Bournemouth's award winning beaches below. All the apartments benefit from secure underground parking along with lift access to all floors. Radcliffe Court is located on a tree lined premier road on Bournemouth's beautiful East Cliff, the town centre is within walking distance as well national and local transport links.

- Spacious ground floor apartment
- Large paved South facing terrace area
- Two double bedrooms
- Two tastefully finished bathrooms
- Spacious open plan living space
- Range of fitted appliances
- Secure underground parking with bike storage
- Beautifully landscaped communal grounds
- Luxury art deco new build development
- Available immediately

## Details

<b>Guide Price:</b>	£795,000
<b>Tenure:</b>	Leasehold & Share of Freehold
<b>Lease Length:</b>	125 years
<b>Maintenance:</b>	Between £2,000-£2,500
<b>Ground Rent:</b>	A peppercorn* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
<b>Stamp Duty:</b>	Main Home                    £27,250** Additional Home            £51,100** ** based on guide price
<b>Council Tax:</b>	Band TBC 2023/2024                    £x,xxx.xxpa
<b>EPC:</b>	



# LUXURY & PRESTIGE

Exclusive Properties



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**Property Ref:** 0923



### 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.