



£300,000

32 Keverstone Court, 97 Manor Road, Bournemouth, BH1 3BY



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About This Property

This spacious apartment comprises of a large lounge/diner with access to a substantial patio area, separate kitchen with access to a balcony area, two double bedrooms with built-in wardrobes, large ensuite bathroom to the master bedroom and further bathroom. This property has the benefit of a larger than average patio garden measuring approximately 32 ft. and there is a secure underground parking space

The apartment is offered with a share of the freehold, vacant possession and no forward chain. Other benefits include; secure phone entry system, gas central heating, double glazing.

A well presented property with potential and scope to improve.

Area

Manor Road, East Cliff is an extremely popular area well known for purpose built apartments within walking distance to the cliff top from where fabulous sea views can be enjoyed. Located to the south east of Bournemouth Town Centre which is only 1.5miles away.

5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivalled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros promoting local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Tenure

Tenure: Share of Freehold

Underlying Lease: 999 Years From 1988

Ground Rent: NIL

Service Charge: Approx. £1,606.54 payable twice yearly (March & Sept.) includes water & sewerage, buildings insurance, lift maintenance, gardening, cleaning, management fees.

Council Tax: Band F

Holiday lets: Not Permitted

Pets: Not Permitted

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.

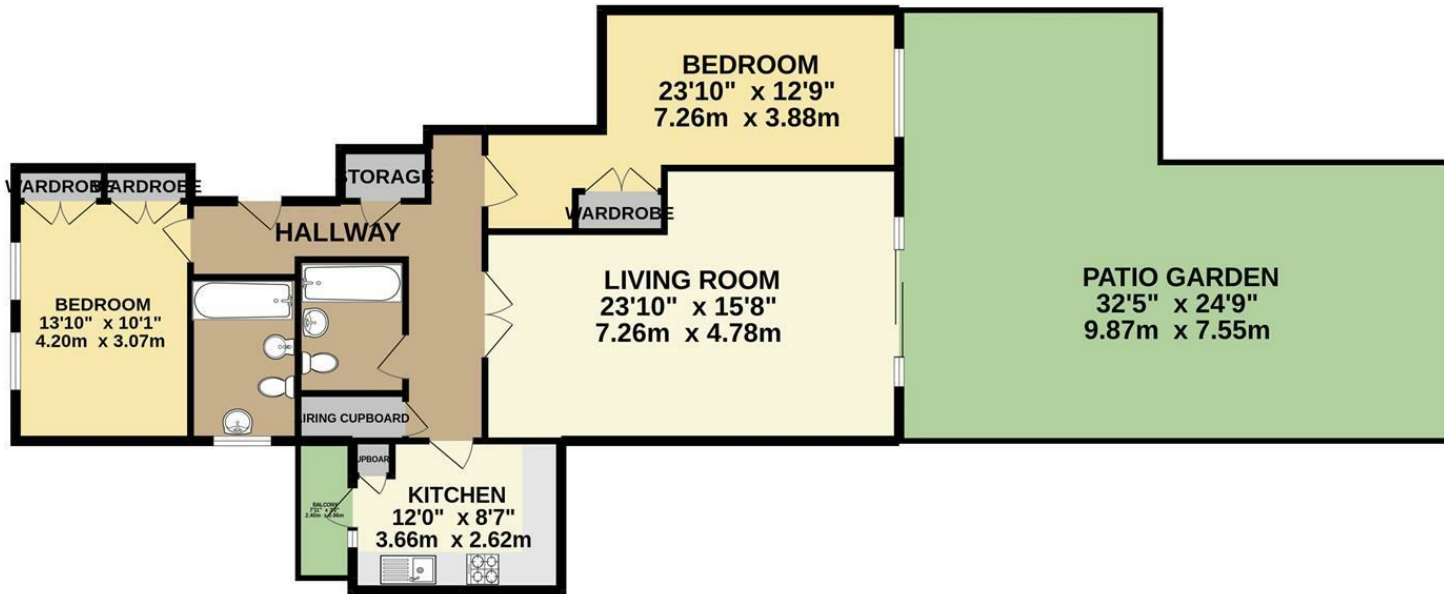
FEATURES & SPECIFICATIONS

- Secure Gated Development
- Two Double Bedrooms with built-in storage
- Large Patio Garden
- Ensuite To The Master Bedroom
- Secure Underground Parking
- Spacious Accommodation Throughout
- Balcony Adjoining Kitchen
- Share of Freehold
- Vacant Possession - No Forward Chain
- Nearby 5* Award Winning Sandy Beaches



GROUND FLOOR

1067 sq.ft. (99.1 sq.m.) approx.

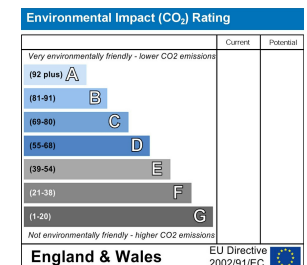
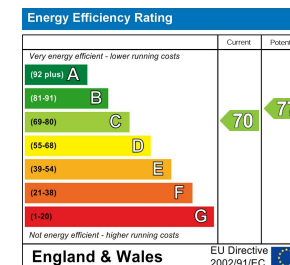


TOTAL FLOOR AREA : 1067 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





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