



£325,000

(Block A) Manor Road, Bournemouth, BH1 3EX



SAXE COBURG™

Property Experts







PROPERTY DESCRIPTION

Saxe Coburg are delighted to present this spacious, purpose-built apartment, ideally located in a sought-after residential area.

Positioned on the upper ground floor, the flat provides generous living accommodation and valuable outdoor space. The layout includes two double bedrooms with built-in wardrobes; the principal bedroom also benefits from an en-suite bathroom. The second bedroom is versatile —ideal as a guest room, home office, or for additional accommodation when needed.

The spacious open-plan living and dining room opens directly onto a particularly large private terrace — ideal for relaxing or entertaining. The separate fitted kitchen also benefits from its own balcony, a rare and appealing feature. A walk-in storage cupboard is located off the hallway, and a family bathroom completes the internal layout.

Originally the show apartment for the development, this property enjoys unique features not commonly found elsewhere, including the exceptionally large terrace — one of only a handful of its kind. Private covered parking is conveniently located just outside the communal entrance.

This is the first time the property has been on the market and it is offered with a share of freehold, no onward chain, making for a straightforward purchase. Whether you're a first-time buyer, downsizer, or seeking a well-located home with outstanding outdoor space, early viewing is highly recommended.



FEATURES & SPECIFICATIONS

- Two double bedrooms with built-in wardrobes
- En-suite to principal bedroom
- Spacious open-plan living and dining area
- Exceptionally large private terrace
- Separate fitted kitchen with its own balcony
- Versatile second bedroom (guest room or home office)
- Walk-in storage cupboard
- Family bathroom
- Originally the show apartment — unique layout and features
- Private covered parking just outside the communal entrance

Keverstone Court, Manor Road, Bournemouth

Approximate Gross Internal Area = 103.2 sq m / 1110 sq ft





Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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