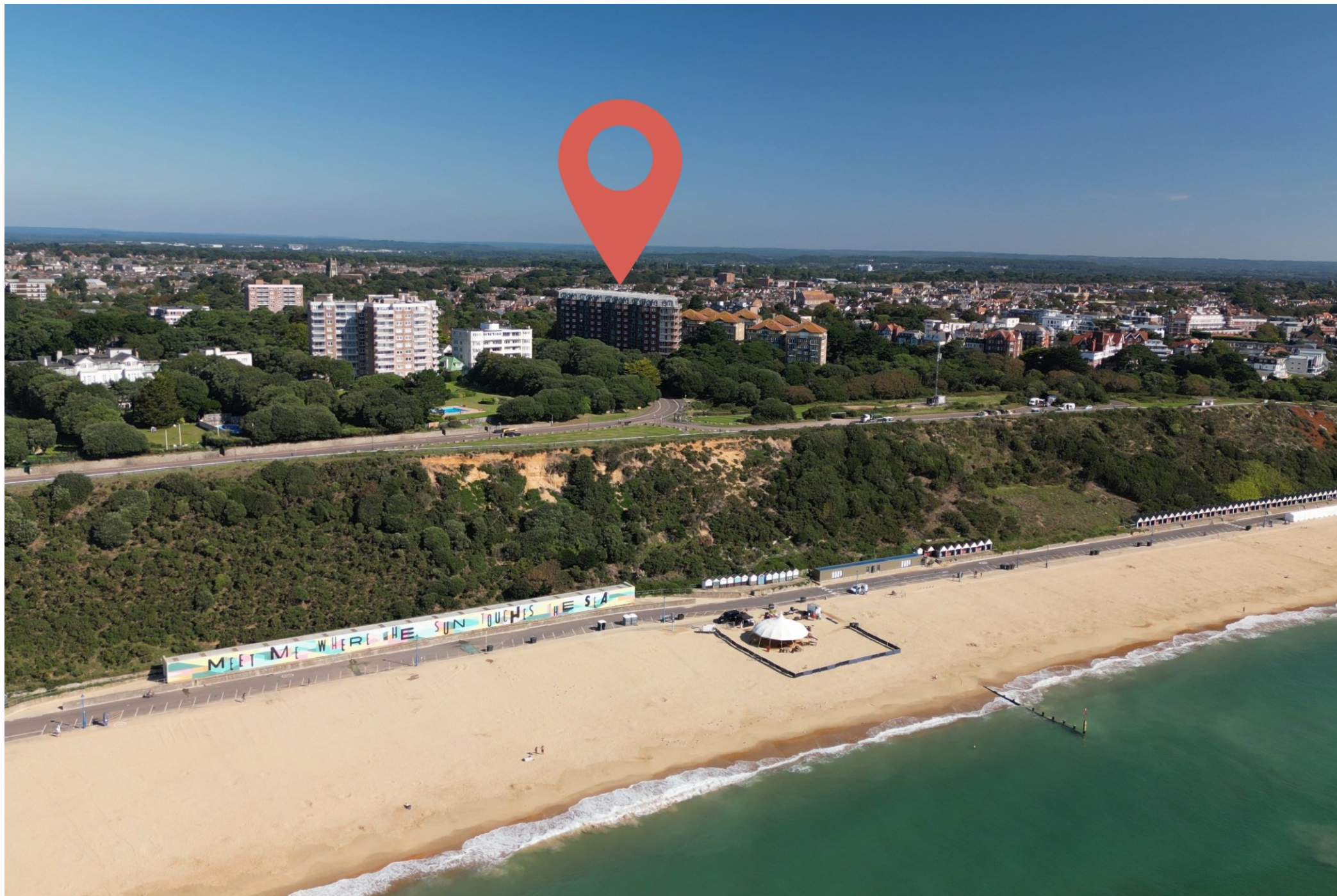




Green Park, Manor Road, East Cliff, Bournemouth BH1 3HR

£439,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS



KEY FEATURES

- Rare Opportunity to Reside in a Sought-After Cliff Top Development
 - Sixth Floor Apartment with Far Reaching Sea Views
- Spacious Accommodation with Three Double Bedrooms
 - Modern En Suite Shower Room to Principal Bedroom
 - Two Reception Rooms & Two Balconies
 - Family Bathroom & Separate Guest Cloakroom
 - Allocated Secure Underground Parking
- Short Walk to Miles of Award Winning Sandy Beaches
 - Share of Freehold
- Offered with Vacant Possession & No Forward Chain







A DELIGHTFUL SEA VIEW APARTMENT WITHIN GREEN PARK, A SOUGHT-AFTER DEVELOPMENT OCCUPYING A PROMINENT POSITION ON BOURNEMOUTH'S WELL-REGARDED EAST CLIFF.

A rarely available opportunity to acquire an impressively spacious apartment on the sixth floor of Green Park, a sought-after cliff top development. The apartment enjoys an expansive living room with ample space for sizeable furniture. Step through to the south-westerly aspect balcony and enjoy far reaching sea views across Poole Bay towards Bournemouth and over to the Purbecks and Old Harry Rocks. The balcony provides an ideal position to enjoy the sights and sounds of the waves below, as well as offering a frontline seat to the town's spectacular air festival.

There is also a separate dining room, which leads through to a generously sized kitchen, complete with sea view. There are a wide-range of base and eye level units and ample space and connection for appliances. The apartment also features three double bedrooms, with the principal bedroom benefitting from built in wardrobes, a further balcony with sea glimpses, as well as a modern en suite shower room. Bedrooms two and three are also of a good size, with bedroom two benefitting from built in wardrobes, and the third bedroom being ideal for those looking for a study or work from home area. From the entrance hall there is also a three-piece family bathroom, guest cloakroom and a number of useful storage cupboards.

Green Park is set within well-maintained communal grounds and has a resident facilities manager to further assist residents. A driveway from Manor Road leads to an area of surface level parking for visitors and a separate driveway leads to the secure underground car park, where a space is allocated to this apartment, with a lift rising directly to the accommodation floors. The development is set in a prominent position on Bournemouth's well-regarded East Cliff, and enjoys a tranquil setting, yet is still just a short distance from a wide range of shops, restaurants, facilities and transport links in Bournemouth town centre. As you walk out of Green Park, you are just moments from the cliff top and then just a short walk to the many miles of Bournemouth's famous sandy beaches below via the zig-zag. A delightful apartment, ideal as a main residence or second home, ready to welcome new owners to make it their own.

Available to view now and offered for sale with vacant possession and no forward chain.





Communal Entrance

A communal front door with secure entryphone system leads to a welcoming entrance lobby with post boxes for each apartment. Two lifts provide access to all floors, including the secure underground car park, where a space is allocated to this apartment. Sixth floor landing, door to:

Entrance Hall

Featuring a number of useful storage cupboards

Living Room

23'0" x 13'2" / 7.00m x 4.00m

Balcony One

With far reaching sea views towards Bournemouth, across Poole Bay and over to the Purbecks and Old Harry Rocks.

Dining Room

10'11" x 10'0" / 3.32m x 3.05m

Kitchen

10'8" x 9'0" / 3.25m x 2.75m





Bedroom One

12'4" x 10'6" / 3.75m x 3.20

Balcony Two

To a south-easterly aspect, with sea glimpses.

En Suite Shower Room to Bedroom One

Modern three piece suite comprising WC, wash hand basin and walk in shower.





Bedroom Two

11'0" x 9'10" / 3.35m x 3.00m

Bedroom Three

12'4" x 6'11" / 3.75m x 2.10m

Family Bathroom

Four piece suite comprising WC, bidet, wash hand basin and bath with shower attachment over.

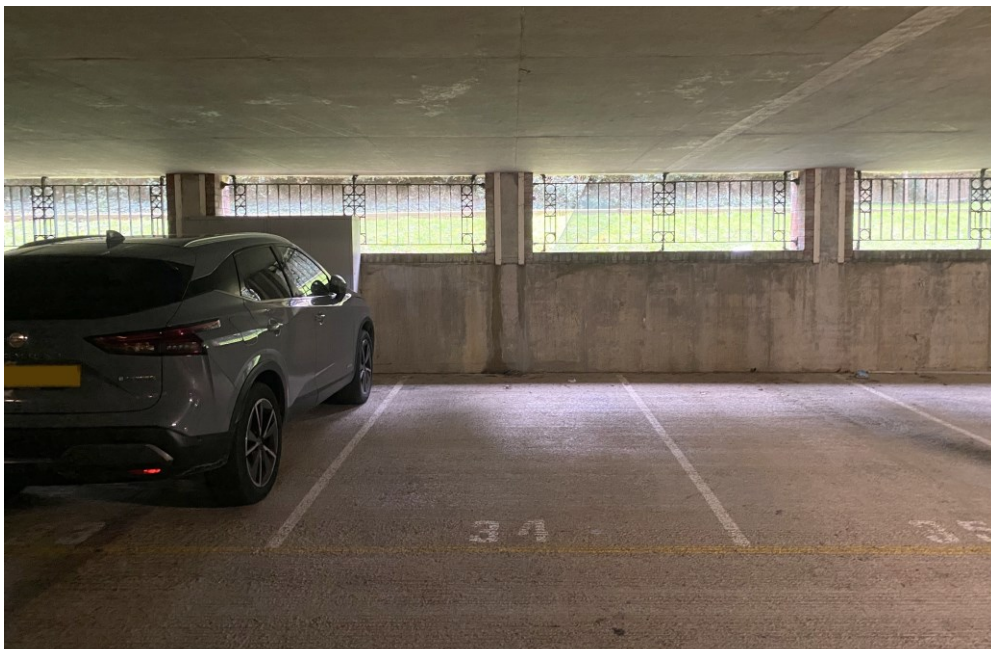
Guest Cloakroom

Two piece suite comprising WC and wash hand basin.



Outside

Green Park is set within well-maintained communal grounds and has a resident facilities manager. A driveway from Manor Road leads to an area of surface level parking for visitors. A separate driveway leads to the secure underground car park, where a space is allocated to this apartment.



Tenure

Share of Freehold

Ground Rent

Nil

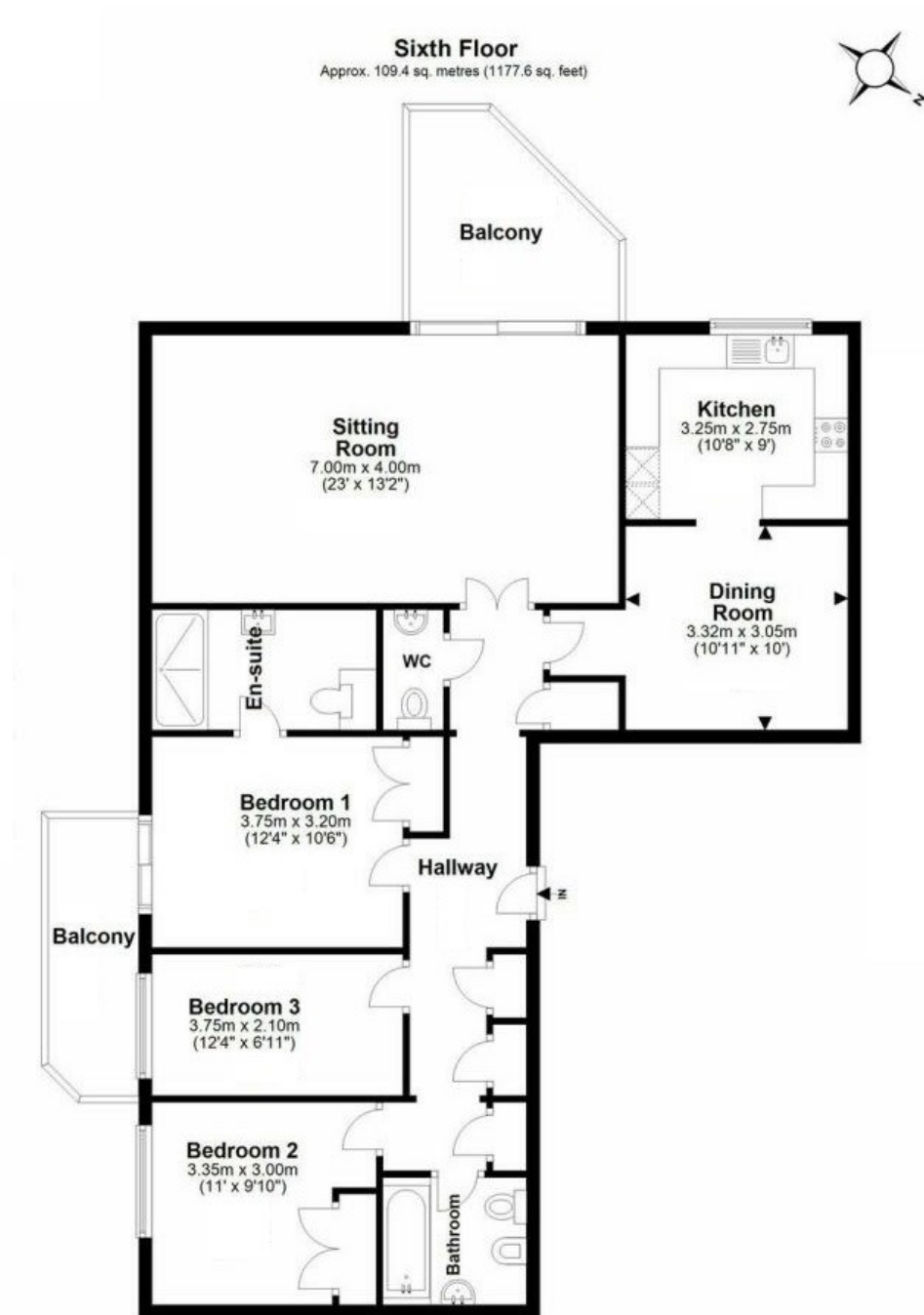
Maintenance

£1,233 per quarter, to include water & sewerage rates.

Council Tax

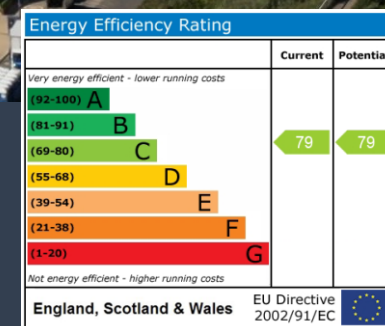
Band G (BCP Council)

FLOORPLANS



Total area: approx. 109.4 sq. metres (1177.6 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



Viewing by Appointment Through the Vendor's Agent

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