



**Connells**

Crag Head Manor Road  
Bournemouth



## Property Description

Connells Southbourne are pleased to present this third floor apartment located in a sought after block in Manor Road. The property briefly comprises two double bedrooms, both with en-suite, a large sitting/dining room with a balcony with sea views and overlooking the communal grounds and swimming pool. The property benefits from a share of the freehold and a garage.

Constructed in the 1973, Crag Head is a highly sought after premium block set in an elevated cliff top position in Bournemouth's desirable suburb of East Cliff and within a half a mile walk down to the beaches below.

Bournemouth's bustling town centre boasts a pedestrianised high street and Victorian arcades, department stores, high street favourites, and independent retailers. Less than a mile away you will find Bournemouth's main line railway with connections to Weymouth and London Waterloo. The main attraction is arguably Bournemouth's seven miles of golden sandy beaches which offer something for everyone, whether it is zip lining or enjoying some food and drink at one of the many seaside eateries.

## Approach

There is a secure gated entrance with a sweeping driveway that allows access to the residents parking and underground garages. To the front of block is a large lawned area with flower and shrub borders with the caretakers office to one side.

Door to the;

## Communal Entrance

Secure entry phone system. Lift and stairs to all floors. Apartment front door opens into the;

## Entrance Hall

Secure entry system. Storage cupboard housing tumble dryer. Cupboard housing immersion tank. Night storage heater. Doors to all rooms. Door to;

## Cloakroom

Low level WC. Vanity wash hand basin. Extractor. Heated towel rail.

## Sitting / Dining Room

21' x 12' 6" ( 6.40m x 3.81m )

Double glazed window to rear aspect. TV and telephone points. Sliding patio door to south facing balcony. Night storage heater.

## Kitchen / Breakfast Room

17' 3" x 8' 9" ( 5.26m x 2.67m )

Double glazed tilt and turn window to front aspect. Range of matching wall and base units with contrasting black laminate worktops over. Inset electric hob. Stainless steel cooker hood over. Eye level electric oven and microwave. Space for freestanding fridge freezer. Space and plumbing for washing machine / dishwasher. Stainless steel sink and drainer. Tiled splashbacks. Recessed area for breakfast table.

## Bedroom 1

Irregular Shaped Room 14' 1" x 14' 1" ( 4.29m x 4.29m )

Double glazed tilt and turn window to rear aspect with sea views. Fitted wardrobes. Electric heater. Door to;

## En-Suite

Three piece suite. Corner shower, pedestal wash hand basin. Low level WC. Fully tiled. Chrome towel rail. Built-in storage cupboard. Extractor.

## Bedroom 2

11' 1" x 10' 7" ( 3.38m x 3.23m )

Double glazed tilt and turn window to front aspect. Built-in wardrobes. Door to;

## En-Suite

Obscure glazed window to front aspect. Shower cubicle. Chrome heated towel rail. Corner vanity wash hand basin. Low level WC. Fully tiled.

## Garage

17' 3" x 8' 6" ( 5.26m x 2.59m )

Secure underground car park where an individual garage is allocated to this apartment. Up and over door.

## Outside

Crag Head is set in attractive communal grounds with the advantage of a heated swimming pool. There is a gate leading from the rear of the grounds to East Overcliff Drive providing access to the zig zag and beaches below.

## Agents Notes:

Lease: 999 Years from June 2004

Service Charge: £ TBC 6 monthly paid September & March

Ground Rent: £0 per annum

Council Tax - Band E - BCP Council





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01202 423 281**  
**E [southbourne@connells.co.uk](mailto:southbourne@connells.co.uk)**

73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

**EPC Rating: Awaiting**

**view this property online [connells.co.uk/Property/SBN305988](http://connells.co.uk/Property/SBN305988)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBN305988 - 0002