



**Adelphi Court Manor Road, Bournemouth BH1 3JD**

*welcome to*

**Adelphi Court Manor Road, Bournemouth**

Adelphi Court is a purpose-built development providing stylish, convenient living on Bournemouth's desirable East Cliff. This well-presented first-floor apartment sits just a short stroll from the cliff top and the town's renowned seven miles of sandy beaches.





The building features a striking central atrium with lift access to all floors, adding a touch of elegance to everyday life.

The property benefits from excellent transport links, with Bournemouth's mainline railway station—offering regular services to London Waterloo—situated only three-quarters of a mile away. The town centre is easily accessible, and road connections to the M27 and M3 make travel by car straightforward.

Inside, the kitchen is well-equipped with a comprehensive range of floor and wall-mounted units, providing ample storage and a full suite of integrated appliances including a fridge/freezer, washing machine, dishwasher, microwave, electric hob, and a newly installed oven (1 year old). There is also space for a breakfast table. The spacious south-facing lounge/diner enjoys a dual-aspect outlook, filling the room with natural light and offering generous space for both seating and dining.

There are two double bedrooms, each with fitted wardrobes. The principal bedroom features a fully tiled en-suite shower room with WC and wash basin. The family bathroom comes equipped with a bath and overhead shower, WC, wash hand basin, and heated towel rail .

Additional benefits include newly fitted carpets, full redecoration throughout, a private garage, secure communal bike storage, and access to well-maintained communal gardens. This property offers a superb

### **Entrance Hall**

26' 5" x 8' 1" ( 8.05m x 2.46m )

### **Kitchen**

14' 4" x 9' 8" ( 4.37m x 2.95m )

### **Lounge**

6' 3" x 15' 4" ( 1.91m x 4.67m )

### **Bedroom 1**

15' 5" x 10' 7" ( 4.70m x 3.23m )

### **Bedroom 2**

10' 4" x 10' ( 3.15m x 3.05m )



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## Adelphi Court Manor Road, Bournemouth

- NO FORWARD CHAIN
- GARAGE
- PRIME LOCATION
- TWO DOUBLE BEDROOMS
- PRESTIGIOUS DEVELOPMENT

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2325.00

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTN110622 - 0010

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**01202 512606**



[Winton@fox-and-sons.co.uk](mailto:Winton@fox-and-sons.co.uk)



367 Wimborne Road, BOURNEMOUTH, Dorset,  
BH9 2AQ



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