



**25 Green Park Manor Road, East Cliff, Bournemouth BH1 3HR**  
**£500,000 Share of Freehold**





**\*\*IMMACULATELY PRESENTED\*\* A THREE DOUBLE BEDROOM SECOND FLOOR apartment situated in an IDEAL LOCATION and only MOMENTS WALK FROM BOURNEMOUTH'S SANDY BEACHES.**

- SOUTH/WEST FACING BALCONY
- IMMACULATELY PRESENTED
- MINUTES WALK TO THE BEACH
- SPACIOUS APARTMENT
- THREE BEDROOMS
- VENDOR SUITED

**Property Comprises**

The property is accessed via a secure and well presented communal hallway where stairs or a lift lead up to the entrance of the apartment itself. The hallway runs the length of the apartment and includes multiple storage cupboards (one of which is a utility cupboard with space and plumbing for a washing machine) as well as doors to principal rooms.

The lounge is a fantastic size with direct access into the large balcony with views over the beautiful communal grounds. The kitchen diner has been finished to an exacting standard with a range of base and eye level work units and high end integrated appliances. There is ample room for a sizable table and chairs.

There are three double bedrooms, the master of which benefits from a luxurious en suite bathroom as well as access to the rear balcony. There is also a fitted wardrobe. Bedroom two is a spacious double and also has a fitted wardrobe. The main family bathroom is tiled and comprises a bath/shower, WC and wash hand basin.

Outside the communal gardens are exceptionally well presented and lead down to the clifftop. There is secure underground parking conveyed with the property as well as ample visitor spaces on a first come first serve basis.

**Location**

The Eastcliff is perfectly located with the award winning safe sandy beaches directly beneath you which enjoy the warmest sea temperatures in the UK and offer stunning views of the Isle of Wight and the Purbecks.

Just a short walk away are the superb shopping and leisure facilities in Bournemouth Town Centre which offer an excellent range of shops, bars and restaurants.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

**Maintenance/Lease Information**

Service Charge: £1233 paid quarterly to include: buildings insurance, live-in care taker, gardening, cleaning of communal hallways

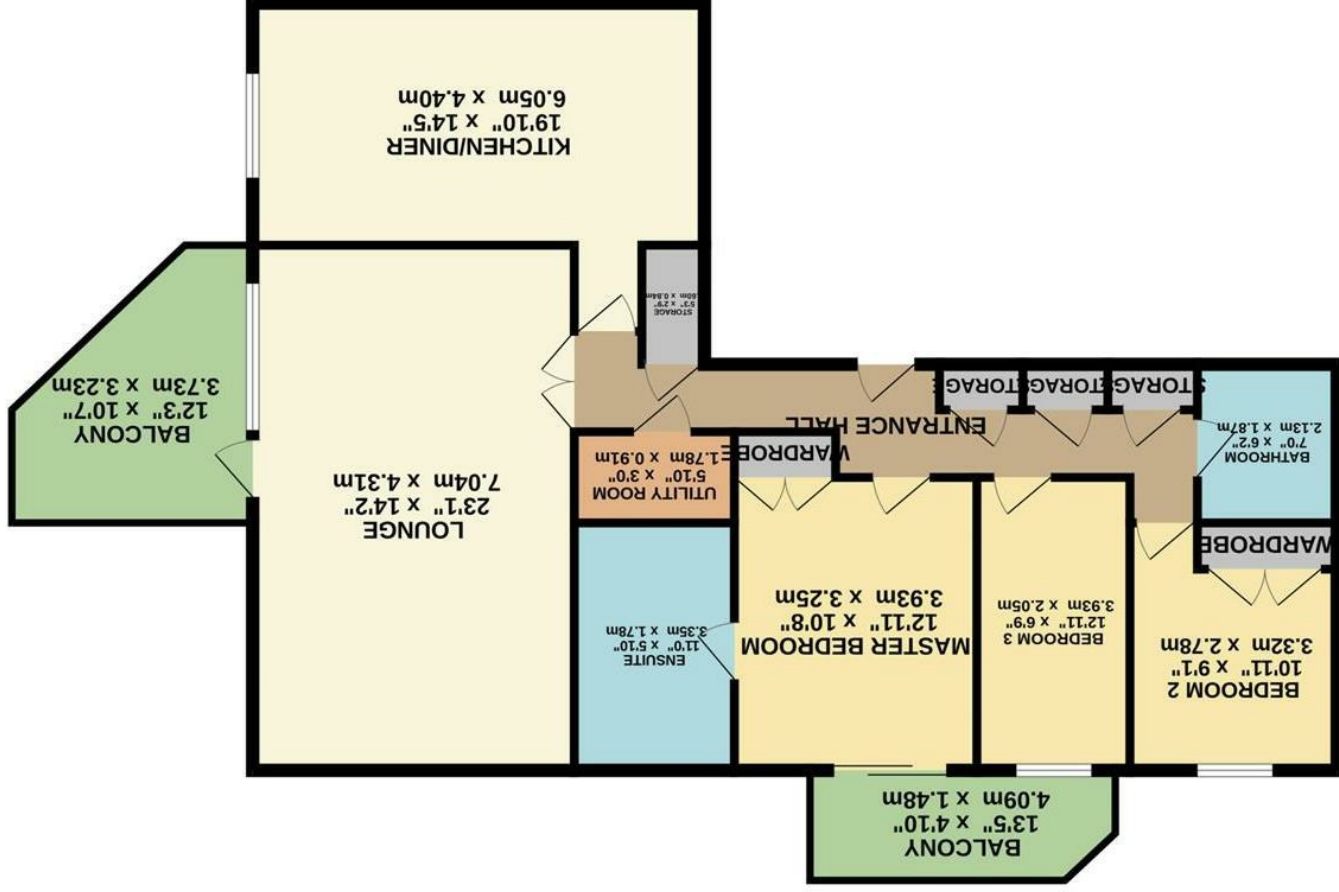
Lease: Share of Freehold

Lease Length: 999 years from 1994





1168 sq.ft. (108.5 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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All room dimensions given above are approximate measurements  
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Energy Efficiency Rating	
Energy Performance	81
Environmental Impact (CO <sub>2</sub> )	83

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