



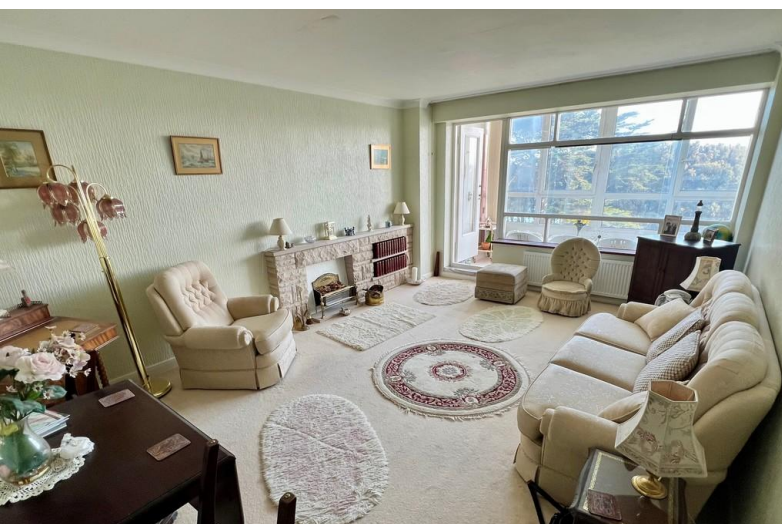
Q | Quinn & Co
ESTATE AND LETTING AGENTS

Manor Road, Bournemouth

- Sea glimpses
- Great location
- 3rd Floor flat
- 24hr porter service

£170,000

EPC Rating 'C'





Property Description

Positioned in this iconic block overlooking the East Cliff, you can enjoy the location from the privacy of the apartment itself or by taking the path that leads you down to the promenade and wonderful Award Winning beaches of Bournemouth.

The building itself is very well known in the local area and boasts a 24-hour concierge service, two service lifts, well-tended grounds and gardens. There is a management committee that help to ensure the building is kept up to a high standard. The building is currently under a modernisation and a refurbishment programme which will conclude in 2025 helping to ensure the continued quality of the building.

The accommodation comprises, lounge/diner, enclosed balcony, kitchen/breakfast room, separate WC, double bedroom with ensuite. All principal rooms have a southerly aspect and sea glimpses.



Quarterly maintenance charge is currently £899.61 + additional £900 reserve fund contribution (£1799.61) while improvements are carried out on the block, this also includes water, sewerage, heating, buildings insurance.

The additional maintenance charge is due to end this year.

Council Tax Band C.

Tenure - Share of freehold.

Approximate measurements

Lounge/diner - 5.28m x 3.87m

Enclosed balcony - 3.74m x 1.61m

Kitchen - 3.21m widening to 3.82m into door recess x 2.46m

Bedroom - Irregular shape 5.12m maximum x 4.15m maximum





GROUND FLOOR



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413-415 Charminster
Road
Bournemouth
Dorset
BH8 9QT

www.quinnandco.co.uk
sales@quinnandco.co.uk
01202 512299

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