



FLAT 6 TOFT MANSIONS  
EAST CLIFF  
Dorset, BH1 3HG

£1,350  
PER CALENDAR MONTH

[goadsby.com](https://goadsby.com)



# DELIGHTFUL TWO DOUBLE BEDROOM SEASIDE APARTMENT WITH SEA VIEWS FROM BEDROOMS & LIVING ROOM.

- Two Double Bedroom Apartment
- Offered Part Furnished
- Sea Views From Principle Rooms
- Parking & Communal Garden
- EPC Rating: Band D

Energy Efficiency Rating	
Current	Potential
<b>D</b>	<b>72</b>

A: Most energy efficient - lower running costs  
 G: Most energy inefficient - higher running costs  
 EU Directive 2002/91/EC  
 England & Wales  
 www.epc.co.uk

Reference: 286960

Deposit Amount - £1557.69  
Council Tax - Band B

**Furnishing:** Unfurnished

**Heating Type:** Gas central heating

**Permit Parking:** One permit provided, parking on an ad-hoc basis.

**Utilities:** Ask Agent  
Mains Supply Electricity  
Mains Supply Water

**Drainage:** Main Supply Drainage

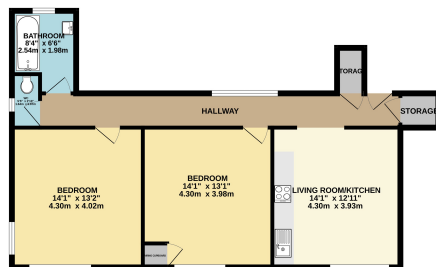
**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** Very Low. For more information refer to gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

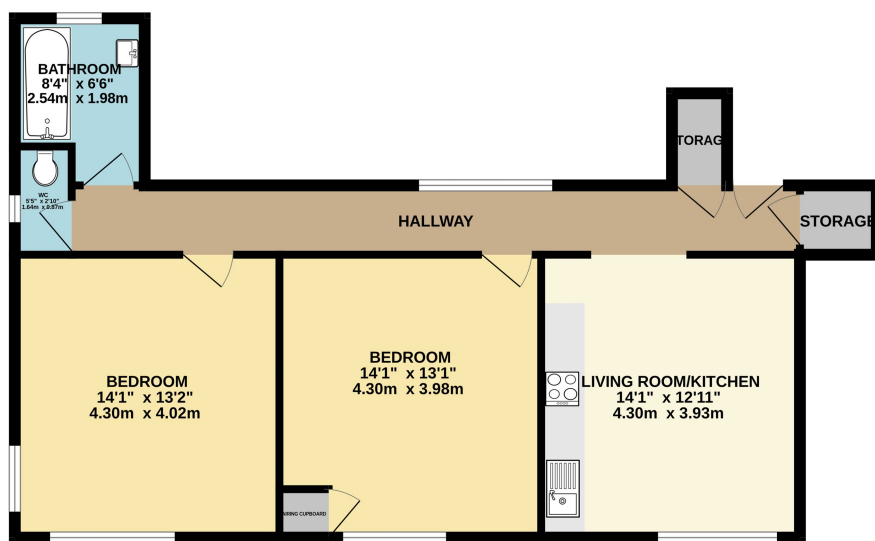


GROUND FLOOR



This two double bedroom apartment is located on Manor Road in the ever popular east cliff. Situated close to Bournemouth Seafront, there are sea views from the bedrooms and living room and also communal gardens with access out on to the cliff top. On the first floor of the building you enter the apartment in to a large welcoming hallway. There is an open plan kitchen/living room perfect for modern social living. Both bedrooms are serviced by a main family bathroom and there is a separate w/c. In addition there is storage in the hallway and with off-Road Ad Hoc Parking.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT TO SCALE  
Made with Metropix 02024

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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