



STRATTON OAK ESTATES



34 Manor Road, Bournemouth, BH1 3EZ  
£1,300

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This IMMACULATELY PRESENTED GROUND FLOOR APARTMENT resides on the East Cliff just two minutes walk from the Overcliff giving you EASY ACCESS TO THE BEACH. A spacious lounge that opens out to YOUR OWN PRIVATE GARDEN, a large kitchen, master with en-suite and a small double second bedroom as well as secure allocated parking. A must see!

Manor House is a beautifully converted Victorian Building residing on the sought after East Cliff which provides easy access to Bournemouth Town Centre offering a wide selection of shops, bars and restaurants and great transport links. This desirable location also puts you just a short stroll from the Overcliffe with multiple paths taking you down to the 7 mile stretch of Award Winning beach and coastline.

This immaculately presented apartment is on the ground floor which is accessed through the communal front entrance. The private entrance to the property is down the hallway.

The stand out feature of this apartment is the attractive large lounge/diner with double french doors that open to your own private fenced in garden/courtyard which has been laid to Indian sandstone paving for low maintenance.

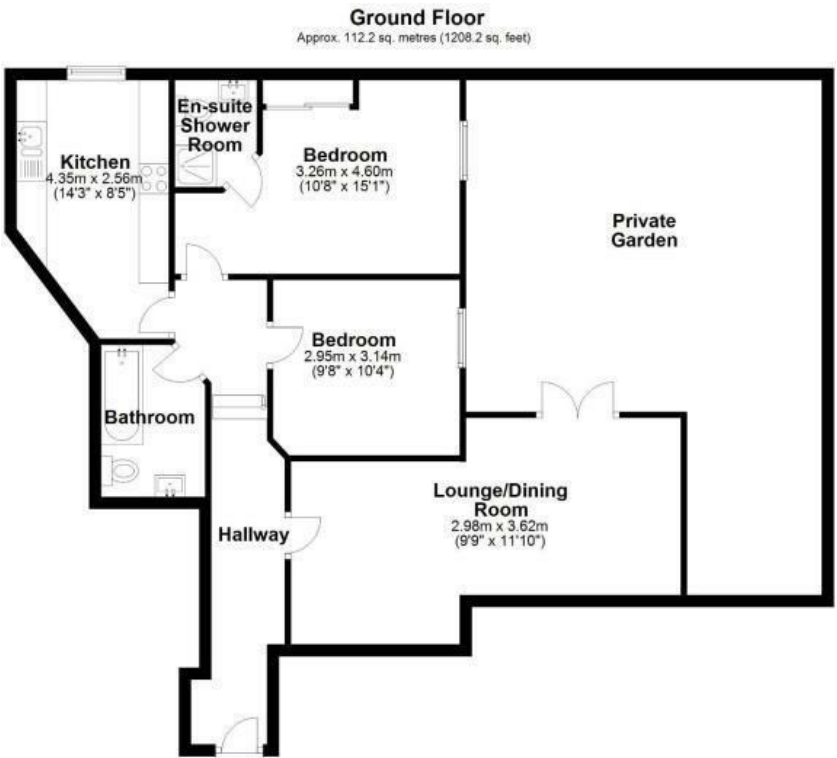
Adjacent is the kitchen which comes with a gas hob and stainless steel extractor over and electric oven. Laminate worktops run down both sides with a selection of wood fronted base and eye-line units with a large aspect at the far end. There is an integrated dishwasher and washing machine along with a separate fridge and freezer.

Wooden flooring runs through the hallway and continues through to the lounge/diner with carpet in the bedrooms.

The Master bedroom has fitted wardrobes and an en suite consisting of cubicle shower, pedestal wash basin and WC. The second bedroom is a small double. The main bathroom comprises a bath with shower attachment, pedestal washbasin and WC with two mirrors and a rail over the radiator.

The property comes with secure allocated parking, gas central heating, your own private courtyard as well as access to the communal gardens.

Available immediately.  
Apologies but No Pets are permitted in the building itself



Total area: approx. 112.2 sq. metres (1208.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.



| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A                                                     |           |
| (81-91) B                                                       |           |
| (69-80) C                                                       |           |
| (55-68) D                                                       |           |
| (39-54) E                                                       |           |
| (21-38) F                                                       |           |
| (1-20) G                                                        |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.