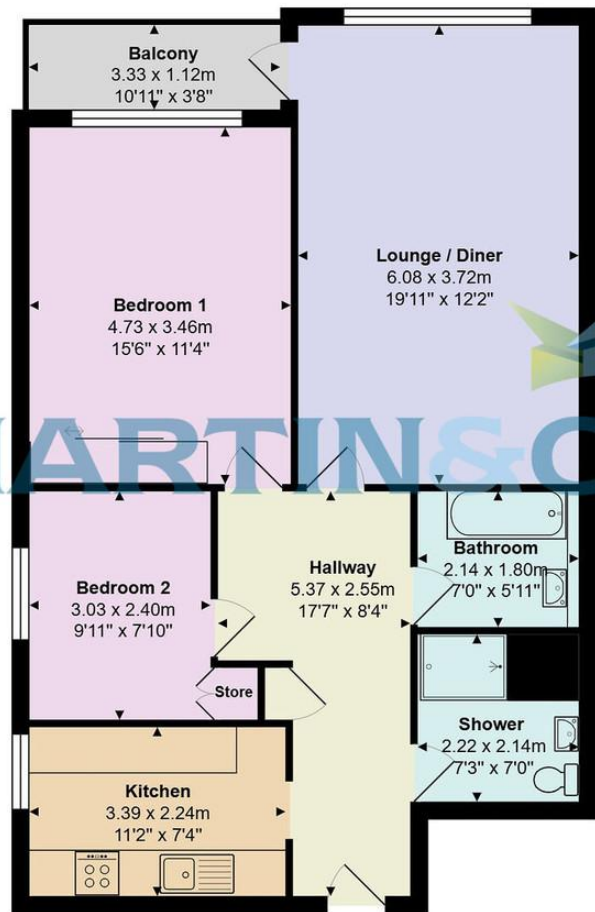




## Property Location



Total Area: 76.5 m² ... 823 ft² (excluding balcony)

All measurements are approximate and for display purposes only



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Manor Road, Bournemouth

Asking Price Of £260,000

**Martin & Co Bournemouth**

192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

**01202559922**

<http://www.bournemouth.martinco.com>





**20 Manor Road  
Bournemouth  
BH1 3HZ**

**Key features:**

- 2 Bedroom Apartment
- 2 Bathrooms
- Separate Kitchen
- Spacious Lounge
- Balcony
- Allocated Off Street Parking
- Double Glazing & Gas Central Heating
- Walking Distance to the beach



**Why you'll like it**

Located in Manor Road on Bournemouth's popular East Cliff is this very well presented 2nd floor two double bedroom apartment. The property is just a short stroll from the award-winning, blue flag beaches of Bournemouth and boasts easy access to Bournemouth town center and its many amenities and attractions including bars, restaurants, shops and Pier. The building consists of very well tended communal grounds, secure allocated underground parking, a spacious entrance to the building and lift access to all floors.

Comprising of just over 800 sq ft of light, bright and spacious living accommodation this 2nd floor apartment is an ideal property for any buyer.

As we enter the apartment we are greeted with a large entrance hallway that leads us to all principle rooms in the apartment. To the left we have a very good size kitchen offering ample room for all the kitchen mod cons. The kitchen has a tiled floor and offers plenty of work top space, cupboard space, and a breakfast bar.

The spacious lounge/dining room is a very light and bright room and boasts a south facing open balcony, that is ideal for relaxing and watching the sun set. There is plenty of room in the lounge for a large dining table, sofas and more.

The property boasts two double bedrooms with the master boasting some fitted wardrobe space and offering plenty of living space for your additional bedroom furniture. The second bedroom with its feature wall would be ideal for a single person or child.

The property offers both a separate shower room as well as modern bathroom which is fully tiled and offers a full size bath tub, white W/C and white hand wash basin. The Shower room boasts a free standing shower unit, white W/C, white hand wash basin and Chrome Heated Towel Rail.

**Agents Notes**

Tenure - SHARE OF FREEHOLD  
Service Charge - £3,377  
Lease Length -  
Ground Rent £0  
Holiday Lets - Not Permitted  
Pets - Not Permitted.

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

