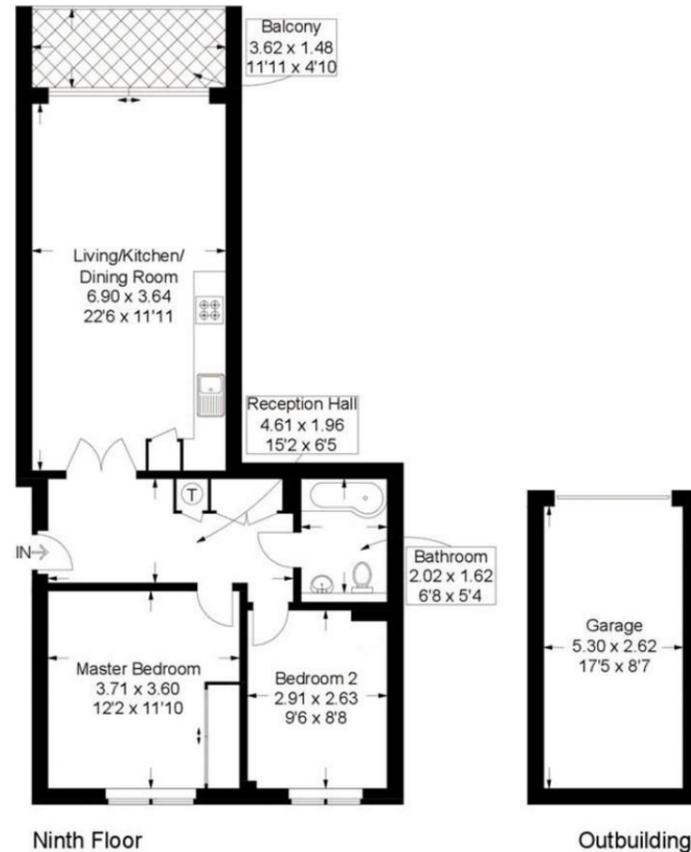


Property Location East Cliff

Crag Head, Manor Road, Bournemouth

Approximate Gross Internal Area = 63.4 sq m / 682 sq ft
 Outbuilding = 14.2 sq m / 153 sq ft
 Total = 77.6 sq m / 835 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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

Guide Price £350,000

- Residents Parking
- Communal Heated Pool
- Frontline Sea Views
- South-Facing Balcony
- Open-Plan Living Space
- Exacting Standards
- Plush Bathroom Suite
- Ninth Floor
- Underground Garage
- Stunning Grounds
- No Forward Chain
- Two Bedrooms



Why you'll like it

Tenure ** Stunning Sea Views ** Manor Road, Bournemouth
 Constructed in the 1970s, Crag Head is a highly sought after premium block set in an elevated cliff top position in Bournemouth's desirable suburb of East Cliff. Situated on the treelined Manor Road the block is just a stone's throw from Bournemouth's award-winning beaches and the promenade which provides a stunning coastal walk into Bournemouth Town Centre with its vast array of cafes, bars, bistros and shopping facilities.

Set back from the road the block is approached by a private gated entrance with a sweeping driveway that allows access to the residents parking and underground garages. The apartment is found in the enviable East Wing of the block and is accessed via the well-maintained communal entrance hall with lift and stair access leading to the 9th floor.

Close to Bournemouth Town Centre with its variety of Shops, multiple Restaurants, Bars, Pier, Oceanarium, Cinemas and the new BH2 Leisure Complex. There is a main line train station at Bournemouth or Pokesdown which provides direct links to London Waterloo as well as Southampton and Southampton Airport. Bournemouth International Airport, which is only 4.5 miles away, offering flights to an amazing 35 different European destinations!!

The property has been completely remodelled and renovated to exacting standards by the current owners who have used high quality materials to create a flawless fit and finish throughout.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Stepping into the apartment you are greeted by the inviting entrance hall which provides access to all rooms. To the left double doors lead into the stunning open-plan kitchen/reception room which has been configured to provide well-defined areas for both eating and relaxing. The newly fitted kitchen is of a high-end contemporary style with plentiful workspace, cupboard storage, integrated appliances including tall fridge/freezer, fan assisted oven with extractor and induction hob over, dishwasher and underfloor heating. The living space is further enhanced by the floor to ceiling glass sliding patio doors that provide a breathtaking backdrop of uninterrupted sea-views highlighting the curve of the beach up to Hengistbury Head and the Isle of Wight with direct access to the private southerly-facing balcony. There is remote controlled black out roller blinds to the patio and feature remote dimmer lighting including kitchen unit under lighting too.

Sleeping accommodation consists of two well-proportioned double bedrooms, both of which offer plentiful space for bedroom furniture and storage with built-in wardrobes. The bedrooms are served by the plush, fully tiled family bathroom that consists of a shower-over-bath, w/c, basin, vanity unit and oversize LED backlit mirror with wireless speakers.

Further benefits include; entry phone system with mobile connectivity, full time on-site care taker, underground garage, permit parking, heated outdoor swimming pool and spectacular communal grounds with private access gate to the Overcliff.

Exceptionally well-presented throughout and offered with no forward chain this property simply must be viewed to appreciate all it has to offer. Sure to be popular early viewing is advised. Call Lovett Estate Agents to schedule your viewing appointment.

