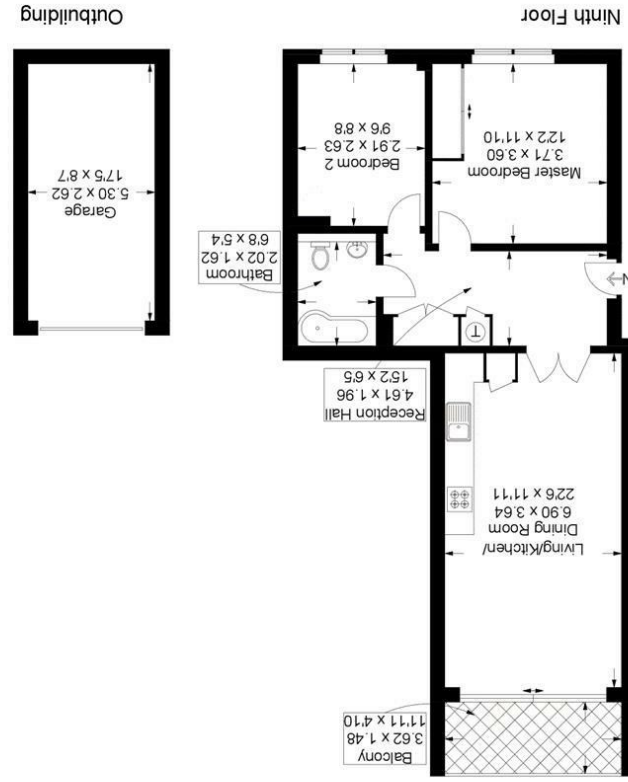


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural

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.



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

FLOOR PLAN



Flat 20, Crag Head 77 Manor Road
Bournemouth, BH1 3JE, Offers Over £350,000

MAIN FEATURES

- Residents Parking & Communal Heated Pool
- Frontline Sea Views
- Private South-Facing Balcony
- Stunning Open-Plan Living Space
- Refurbished To Exacting Standards
- Plush Family Bathroom Suite
- Ninth Floor
- Secure Underground Garage
- Stunning Communal Grounds
- No Forward Chain

Area

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!!

About This Property

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.



MORE @ [HTTPS://WWW.LOVETTINTERNATIONAL.COM](https://www.lovetinternational.com)

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 breath-taking 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.

Tenure

- Share Of Freehold
- Remainder Of 999 Year Underlying Lease
- Service/Maintenance Charge: £1,200 Per Half Year
- Section 20 Served - New Brickwork & Modern Balcony
- Holiday Lets & Pets Not Permitted

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.

N.B. Under section 21 of the 1979 estate agency act we declare that the vendor is connected to Lovett International Ltd.

Offers Over £350,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	84
(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	

