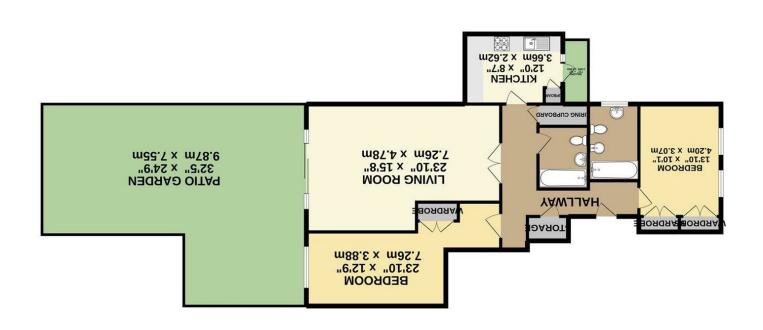




contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural

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

TOTAL FLOOR AREA: 1067 sq.ft. (99.1 sq.m.) approx. Whilst every attempt has been made to ensure the ensurements of doors, windows, rooms and any other tiems are approximate and no responsibility is taken for any error, or doors, windows, rooms and any other tiems are approximate and any other tiems are any and around be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operations of the systems o



GROUND FLOOR 1067 sq.ft. (99.1 sq.m.) approx.

NAJ9 ROOJ3





MAIN FEATURES

Secure Gated Development

Two Double Bedrooms

Large Patio Garden

Ensuite To The Master Bedroom

Secure Underground Parking

Spacious Accommodation Throughout

Balcony Adjoining Kitchen

Share of Freehold

Vacant Possession - No Forward Chain

Nearby 5* Award Winning Sandy Beaches

About This Property

The property comprises two-double bedrooms, an en-suite to the master, a family bathroom, spacious lounge, 32 ft patio garden, storage and a separate kitchen leading to an east-facing balcony. The property is well-presented throughout and benefits from having an allocated underground parking space with lift access to all floors.

The apartment is offered with a share of the freehold, vacant possession and no forward chain. Other benefits include; secure phone entry system, gas central heating, double glazing.

Viewing is highly recommended to appreciate the size of the property and garden.









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<u>Area</u>

Manor Road, East Cliff is an extremely popular part of Bournemouth which is located to the south east neighbouring both Bournemouth Town Centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivalled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport [6 miles] offers a varied schedule of flights to a number of European destinations.

<u>Tenure</u>

Tenure: Share of Freehold

Underlying Lease: 999 Years From 1988

Ground Rent: NIL

Service Charge: Approx. £1,606.54 payable twice yearly [March & Sept.] includes water & sewerage, buildings insurance, lift maintenance, gardening, cleaning, management fees.

Management Company - Owens & Porter

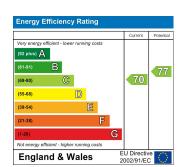
Council Tax: Band F

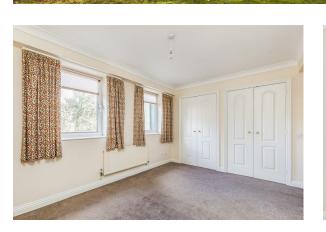
Holiday lets: Not Permitted

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.

Offers Over £300,000





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