

Property of the premises and condition / working order of services, plants and equipment

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 contract, all measurements are approximate.

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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.

FLOOR PLAN



Flat 32, Keverstone Court, 97 Manor Road
Bournemouth, BH1 3BY, Offers Over £300,000

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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Area

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.

Tenure

- 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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	

