



91 Manor Road

East Cliff, Bournemouth, BH1 3HR

Price Guide £295,000



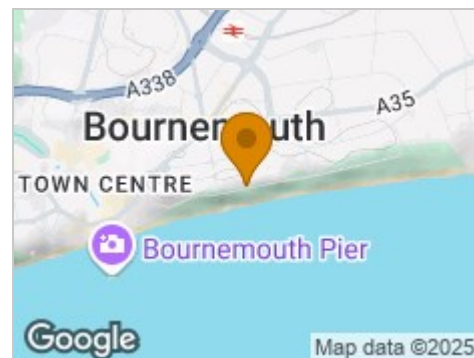
Road Map



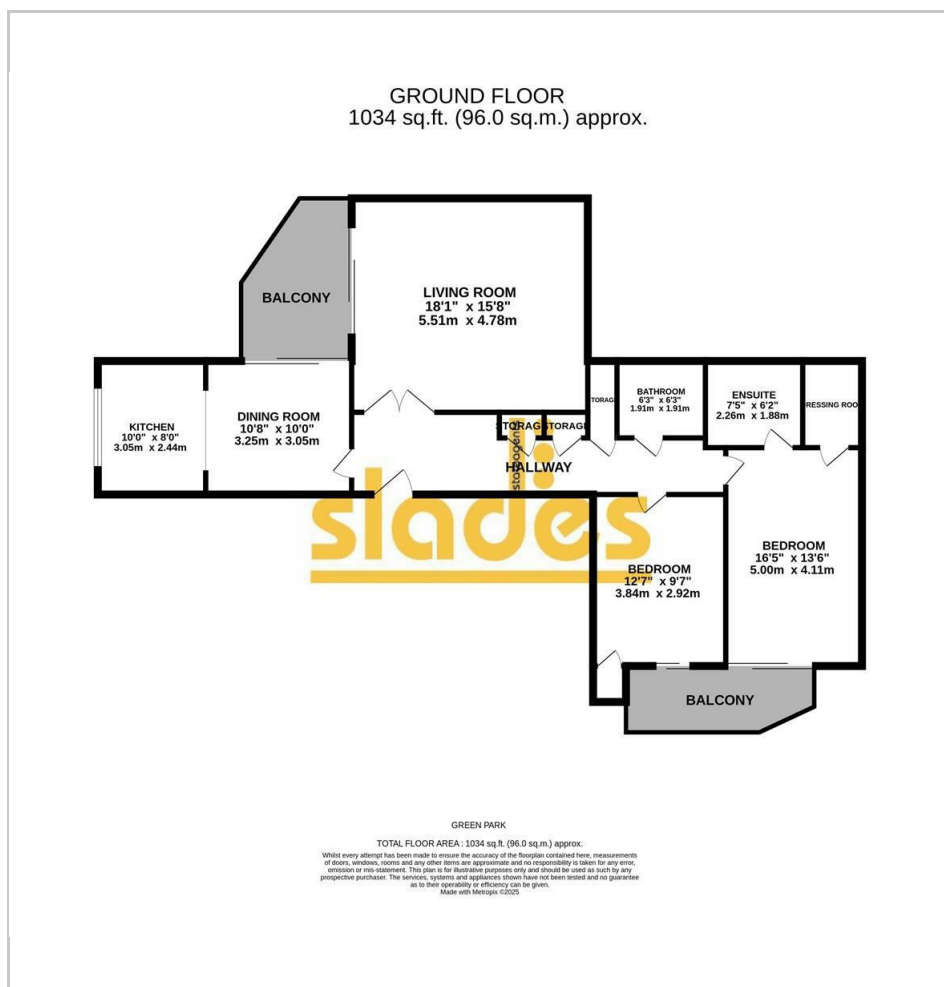
Hybrid Map



Terrain Map



Floor Plan



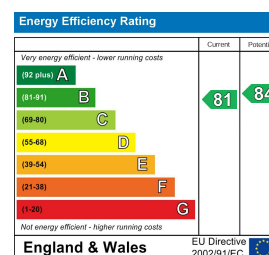
- Sought After Development within East Cliff
- Spacious Hallway
- Kitchen/Breakfast Room with Sea Views
- 17ft Lounge with Private Balcony
- Two Double Bedrooms
- Two Bathrooms
- Undercroft Parking
- No Forward Chain

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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A bright, spacious and generally well presented 2 DOUBLE BEDROOM 5th FLOOR LUXURY APARTMENT enjoying extensive SEA VIEWS within the prestigious development on Bournemouth sought after East Cliff. NO CHAIN



The accommodation with approximate room sizes comprises of a very well presented communal entrance hall which is split between different sections of the building. Video door entry system with stairs and lift servicing all floors. Flat 52 is located on the 5th floor (only shared with one other apartment) with a solid panel wooden door and spyhole entry leading to

RECEPTION HALL

with coved ceiling and light fitting, radiator within decorative housing, video entry phone and three useful storage cupboards one housing the electricity consumer unit another is an airing cupboard and the third is a deep storage cupboard with fitted shelving and cloaks hanging space. Doors to

LIVING ROOM

18'1 x 15'8 (5.51m x 4.78m)

having a coved ceiling with two ceiling lights and further wall lights. Convection radiators having thermostatic valves and sliding 'tilt and turn' uPVC double glazed doors leading onto the good sized south westerly facing balcony with surround glazed balustrade and views towards the Purbecks.

DINING / BREAKFAST ROOM

10'8 x 10 (3.25m x 3.05m)

with coved ceiling and central light fitting, further wall lights, convection radiator with thermostatic valve and 'tilt and turn' uPVC double glazed doors leading onto the BALCONY (also serving the living room) and far reaching views towards the Purbecks. Open plan through to

KITCHEN

10' x 8' (3.05m x 2.44m)

with coved ceiling and light fitting, uPVC double glazed 'tilt and turn' windows with far reaching South Westerly sea views. An extensive range of high gloss finished wall and base level cabinets with rolled edge working surfaces and matching upstands incorporating a 1 ¼ bowl ceramic sink with chrome mixer tap. Four ring 'Bosch' electric hob with glass and stainless steel extractor hood over and built in eye level 'Bosch' fan assisted electric oven. Tall larder style cupboards and recessed space for full height freestanding fridge freezer. Space and plumbing for washing machine and dishwasher. Ceramic tiled floor to the kitchen area.

BEDROOM ONE

16'5 x 13'6 (5.00m x 4.11m)

having a coved ceiling with central light fitting, convection radiator with thermostatic valve and uPVC double glazed 'tilt and turn' patio doors onto the Easterly facing BALCONY with some sea glimpses and surround glazed balustrade. From the master bedroom there is a spacious

EN SUITE SHOWER ROOM

7'5 x 6'2 (2.26m x 1.88m)

with a coved ceiling and extractor unit, light fitting, fully tiled walls with decorative inserts and large walk in shower area with wall integrated thermostatically controlled shower valve. Pedestal wash hand basin with chrome monoblock tap and close couple WC with dual central flush. Light shaver point and fitted mirrored storage cabinets.

DRESSING ROOM

Walk in DRESSING ROOM being of a generous size with ceiling light and extensive hanging and shelving / storage space.

BEDROOM TWO

12'7 x 9'7 (3.84m x 2.92m)

with coved ceiling and central light fitting, convection radiator with thermostatic valve and sliding 'tilt and turn' uPVC patio doors onto the easterly facing BALCONY (shared with bedroom 1). Fitted double width wardrobe providing both hanging and shelving space and further single recessed wardrobe.

MAIN BATHROOM

6'3 x 6'3 (1.91m x 1.91m)

with coved ceiling and light fitting, extractor unit and fully tiled walls. Modern white suite comprising of a large shower tray with dual head thermostatically controlled shower controls. Pedestal wash hand basin with chrome taps and close couple WC. Light shaver point. Wall mirror and ceramic tiled floor. Chrome ladder style heated towel rail.

OUTSIDE

there are extensive communal grounds which are mature in appearance and very well tendered. Secure underground parking with car parking space & ample visitors parking in the surface area car park.

TENURE

Remainder of a 999 year Lease and a SHARE OF FREEHOLD; Residents also enjoy the services of a Resident Manager.



