





House and Son are delighted to offer for sale this immaculate fifth floor apartment in the sought after development of Dunholme Manor. With super sea and coastal views, two parking spaces and caretakers on sight; this makes for a stunning main residence or second home by the sea. Bournemouth centre is within a mile's distance, offering excellent entertainment and shopping facilities. The sandy beaches are located below the East Cliff, where gated access from the development is available.

COMMUNAL ENTRANCE

A communal front door with secure audio/visual entry phone leads to a communal entrance hall with porter office to one side. Twin lifts serve the various floors including the secure underground car park (where two spaces are allocated to this apartment).

ENTRANCE HALL

LIVING ROOM

28' 0" x 18' 1" (8.53m x 5.51m)

STUDY/BEDROOM 3

14' 6" x 10' 3" (4.42m x 3.12m)

BALCONY

KITCHEN

12' 10" x 8' 5" (3.91m x 2.57m)

BEDROOM ONE

13' 7" x 11' 5" (4.14m x 3.48m)

ENSUITE

BEDROOM TWO

15' 7" x 9' 0" (4.75m x 2.74m)

BATHROOM



GARDENS

Dunholme Manor is set in well maintained communal grounds. To the front of the development there are landscaped gardens with sea views. The grounds are arranged over two levels with areas of lawn, decking and paved patio, all surrounded by planted shrub borders against a backdrop of mature trees. A pedestrian gate provides access onto East Over Cliff Drive, which in turn leads to the beach and promenade below via the zig-zag.

A driveway leads from Manor Road to the rear of the building with an area for visitor parking and onwards to the secure underground parking area, where two parking spaces are allocated to this apartment.

TENURE AND CHARGES

Tenure: Leasehold with a Share of Freehold

Ground Rent: Peppercorn

Service Charges: £3500 per annum (to be confirmed)

EPC Rating: C

Council Tax Band: F

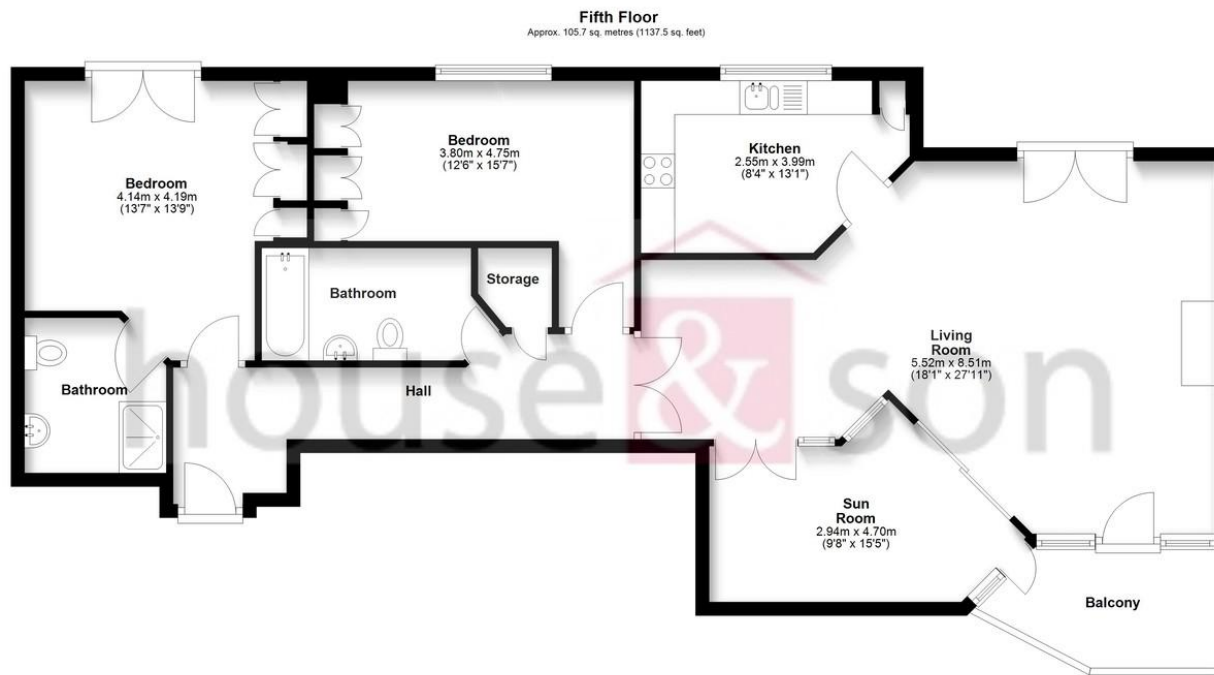
DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





Total area: approx. 105.7 sq. metres (1137.5 sq. feet)

