





House & Son are pleased to offer this spacious two double bedroom apartment situated on the third floor of East Cliff Manor. The development comprises twenty eight apartments arranged over four floors plus a secure underground car park, where a space is allocated to this apartment. The accommodation comprises entrance hall, lounge/dining room, balcony, modern kitchen, master bedroom, en suite to master, bedroom two and modern family bathroom and is presented in good condition throughout. The apartment also benefits from gas central heating and double glazing and would make an ideal owner occupied home or buy to let investment.

COMMUNAL ENTRANCE HALL

Entry phone access to carpeted communal hallway. Lift and stairs to all floors. Lift to third floor.

ENTRANCE HALL

LOUNGE/DINER

21' 9" x 17' 3" (6.63m x 5.28m) narrowing to 8' 10" (2.69m)

KITCHEN

14' 0" x 8' 2" (4.29m x 2.49m)

BALCONY

BEDROOM ONE

15' 5" x 11' 8" (4.72m x 3.58m)

ENSUITE SHOWER ROOM

8' 5" x 4' 3" (2.57m x 1.30m)

BEDROOM TWO

17' 5" x 9' 6" (5.31m x 2.90m)

BATHROOM

6' 11" x 6' 3" (2.11m x 1.91m)



OUTSIDE

A tarmac driveway to the front entrance leads to a surface level area for visitor parking and onwards to the underground parking area, where a space is allocated to this apartment. The rear gardens are laid to lawn and surrounded by mature shrub and tree borders.

TENURE AND CHARGES

Tenure: Leasehold - 101 years remaining

Service Charges: £1984.68 per annum

Ground Rent: £250 per annum

Council Tax Band: D

EPC Rating: tbc

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.





Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

