





House & Son are pleased to present this beautifully appointed two double bedroom apartment located in the desirable Embassy Court; a modern development completed in 2002 featuring 36 executive-style luxury apartments.

Situated on the East Cliff, this highly sought-after development is just a few minutes' walk from the town centre, cliff top, and beach path. Residents can easily access the Pier Approach, sandy beaches, Bournemouth pleasure gardens, and a vibrant shopping centre.

The immaculately presented apartment features: Entrance hall, dual aspect lounge with abundant natural light and a large wrap-around balcony, modern kitchen, dining room, master bedroom with ensuite shower room, second double bedroom and family bathroom.

Additional features include a the remainder of a 999 - year lease with a Share of freehold, allocated parking space in a secure underground car park, secure video entry system, gas-fired central heating and UPVC double glazing.

This well-appointed apartment offers a spacious and modern living environment in a prime location, making it an ideal family home. Don't miss your chance to view!

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

15' 4" x 4' 6" (4.67m x 1.37m) widening to 7' 0" (2.13m)

LOUNGE

20' 4" x 17' 5" (6.2m x 5.31m)

DINING ROOM

11' 10" x 11' 4" (3.61m x 3.45m)

KITCHEN

10' 0" x 8' 7" (3.05m x 2.62m)



BALCONY

18' 2" x 6' 0" (5.54m x 1.83m) plus 11' 5" x 6' 0" (3.48m x 1.83m)

BEDROOM ONE

17' 2" x 8' 9" (5.23m x 2.67m)

ENSUITE

8' 7" x 5' 9" (2.62m x 1.75m)

BEDROOM TWO

9' 8" x 8' 1" (2.95m x 2.46m)

BATHROOM

7' 0" x 6' 0" (2.13m x 1.83m)

PARKING

Secure underground allocated parking space for one car, as well as ample visitor parking at ground level; access via Meyrick Road and Gervis Road.

GARDENS

An attractive court yard is immediately in front of the communal entrances, with an array of flower borders and pots. Further areas of lawn surround the front of the development.

TENURE AND CHARGES

Tenure: Leasehold - 977 years remaining, with a Share of Freehold

Ground Rent: Peppercorn

Service Charges: £1666 per annum

Council Tax Band: E

EPC Rating: B

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.



