



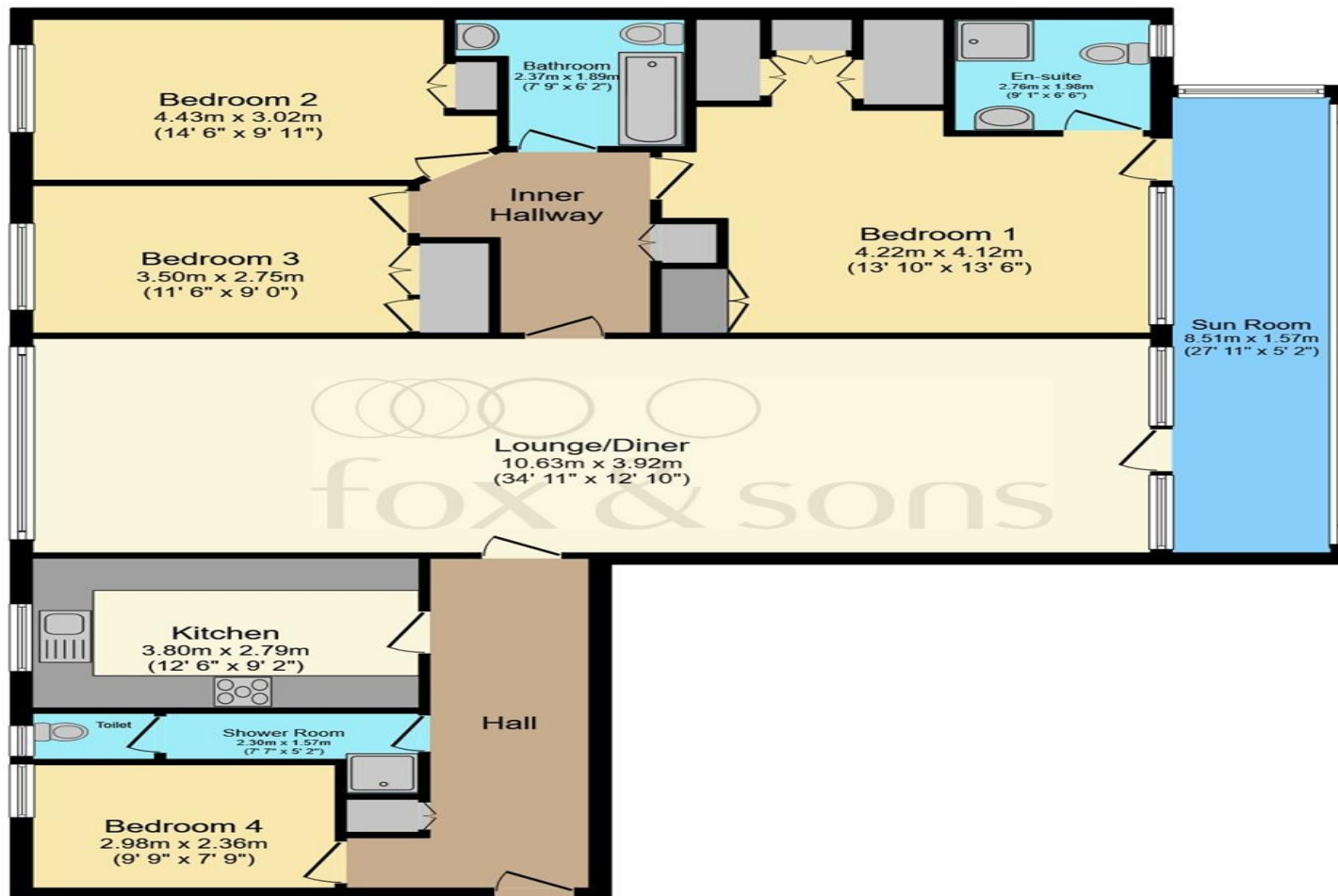
**Albany Manor Road, BOURNEMOUTH BH1 3EJ**

**welcome to**

**Albany Manor Road, BOURNEMOUTH**

This exceptionally spacious south-facing second-floor apartment sits in one of Bournemouth's most desirable East Cliff locations, offering a rare combination of size, natural light and direct access to the Overcliff and beaches below. Presented in excellent condition this property is a must view!





**Entrance Hallway**

**Kitchen**

12' 6" x 9' 2" ( 3.81m x 2.79m )

**Lounge/Diner**

34' 11" x 12' 10" ( 10.64m x 3.91m )

**Bedroom 1**

13' 10" x 13' 6" ( 4.22m x 4.11m )

**Bedroom 2**

14' 6" x 9' 11" ( 4.42m x 3.02m )

**Bedroom 3**

11' 6" x 9' ( 3.51m x 2.74m )

**Bedroom 4**

9' 9" x 7' 9" ( 2.97m x 2.36m )

**Total floor area 158.5 m<sup>2</sup> (1,706 sq.ft.) approx**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Albany Manor Road, BOURNEMOUTH

- 24 Hour Concierge
- South facing apartment
- Four bedrooms and three bathrooms
- Secure underground parking
- Stunning communal grounds

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: F Service Charge: 12000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £425,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/WTN110897](https://fox-and-sons.co.uk/Property/WTN110897)



Property Ref:  
WTN110897 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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