





House & son are delighted to offer for sale this spacious one bedroom apartment in need of some modernisation. Conveniently located for the East Cliff and the beautiful 'award winning' beach, the Lansdowne and Bournemouth Town Centre. Offering a vast array of shops, entertainment facilities and excellent local public transport links, which are all very close by.

The apartment is located on the ground floor of this popular residential block; enjoying a private access door in the lounge, giving it its own entrance and access to outside and the communal garden area. Exbourne Manor comprises forty-two one and two-bedroom apartments, arranged over four floors; having a lift and stairs to all floors from the communal hallway, which features a secure door entry phone system. Surrounding the building are the mature grounds, which are split between areas of hardstanding (used for parking) and areas of garden, with useful bike racks to the rear.

Benefits include a Share of Freehold and the remainder of a long 999 (from 25th June 2011) year Lease and UPVC double glazing, an is excellent investment opportunity or first time buy.

COMMUNAL ENTRANCE

ENTRANCE HALL

10' 3" x 3' 2" (3.12m x 0.97m)

LOUNGE

19' 3" x 16' 11 max" (5.87m x 5.16m)

KITCHEN

8' 10" x 6' 7" (2.69m x 2.01m)

BEDROOM

12' 8" x 10' 6 excluding wardrobe" (3.86m x 3.2m)

BATHROOM

7' 4" x 7' 0" (2.24m x 2.13m)



OUTSIDE

Gardens and parking.

TENURE

Leasehold - lease 999 year from 25th June 2011 with Share of Freehold.

Current service charge - TBC.

Ground Rent - Peppercorn.

Council Tax Band - A.

EPC Rating - D.

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.



House & Son Floorplan- Exbourne Manor

