

Quinn & Co
ESTATE AND LETTING AGENTS

Poole Road, Bournemouth

- Three double bedrooms
- Fourth floor
- Modern shower room + ensuite bathroom
- Enclosed west facing balcony

Offers Over £250,000

EPC Rating ‘C’





Flat 10 Cedar Manor, 19-21 Poole Road, Bournemouth, BH4 9DE







Property Description

This spacious and beautifully presented three double bedroom, two bathroom fourth-floor apartment is ideally positioned just moments from the vibrant amenities of Westbourne, renowned for its boutique cafés, restaurants, bars and award-winning sandy beaches, while also offering convenient access to the A338 commuter route.

The property offers generous and well-balanced accommodation throughout, featuring a bright and airy lounge/dining room with sliding doors opening onto a private west-facing enclosed balcony overlooking the beautifully maintained communal gardens - the perfect space to relax and enjoy the afternoon and evening sun.









A spacious L-shaped entrance hallway provides excellent built-in storage with three separate cupboards. The contemporary fitted kitchen is superbly appointed with a double oven, six-burner gas hob with extractor hood, integrated tall fridge and freezer, dedicated space for both a washing machine and tumble dryer, together with a highly practical pantry cupboard.
The principal bedroom is an impressive size and benefits from extensive floor-to-ceiling fitted wardrobes and a modern ensuite bathroom, while the second bedroom also features generous built-in wardrobes. The third double bedroom is currently arranged as a home office, although comfortably accommodates a double bed if required. A stylish modern shower room completes the accommodation.

Further benefits include a private garage with electric door, residents' communal parking, a service lift, and beautifully maintained communal gardens.

The property is offered with approximately 133 years remaining on the lease, peppercorn ground rent, and maintenance charges of approximately £286 per month. Offered with no forward chain, a swift and straightforward purchase is possible.

Internal viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.







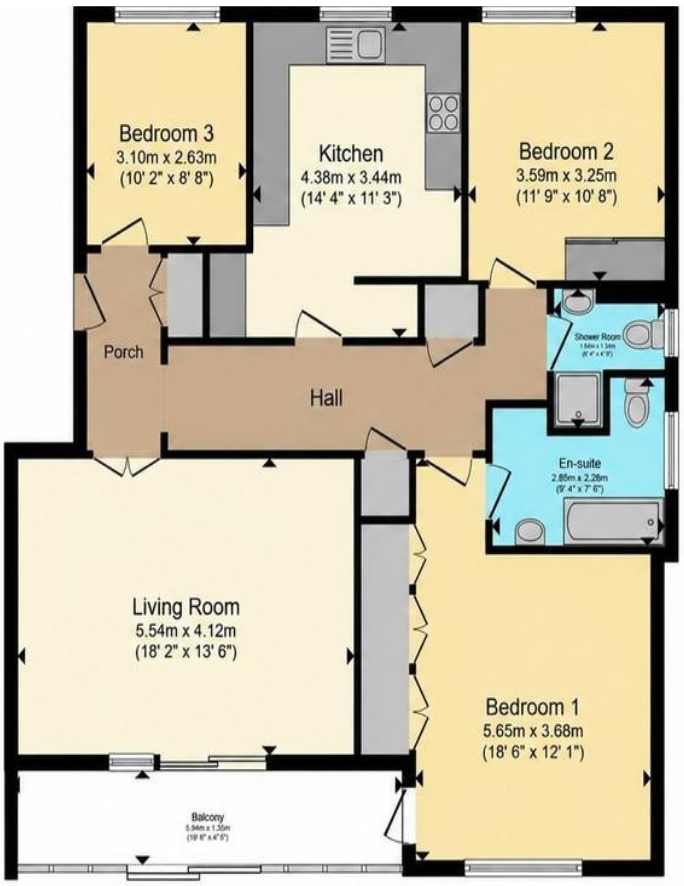














Fourth Floor **Garage**

Total floor area 118.3 m² (1,274 sq.ft.) approx

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