



**6 Manor Road  
Bournemouth, BH1 3ES**

Guide Price £270,000

**Gao**  
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## MAIN FEATURES:

- **Spacious Sixth Floor Apartment**
- **Fitted Kitchen**
- **Good Size Lounge/Diner with Balcony**
- **Three Double Bedrooms**
- **Bathroom/WC & Further Shower Room**
- **Residents Underground Parking**
- **Well Maintained Communal Areas**

Situated on the sixth floor of the sought-after Roslin Hall, this spacious apartment offers generous accommodation, excellent amenities and an enviable location close to Bournemouth town centre and its award-winning beaches. The property features a modern fitted kitchen, a bright and spacious lounge/diner with doors opening onto a private balcony, providing the perfect spot to relax and enjoy the elevated outlook. There are also three well-proportioned double bedrooms, a family bathroom/WC and an additional shower room/WC, making it an ideal home for families, professionals or those seeking a coastal retreat. Further benefits include residents' underground parking, well-maintained communal areas and the peace of mind of a long lease, making this an excellent opportunity for both owner-occupiers and investors alike.

Roslin Hall enjoys a prime position on Manor Road, within easy reach of Bournemouth's vibrant town centre, where you'll find an excellent selection of shops, restaurants, cafés and leisure facilities. The beautiful East Cliff and seven miles of award-winning sandy beaches are just a short stroll away, while Bournemouth railway station offers direct services to London Waterloo, making it an ideal choice for commuters. Highly regarded schools, picturesque parks and excellent transport links further enhance the area's appeal.

Combining spacious accommodation, a private balcony and a superb coastal location, this impressive apartment offers an exceptional lifestyle in one of Bournemouth's most desirable areas.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Viewings: By appointment.

For further information contact us:

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We're Open:

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