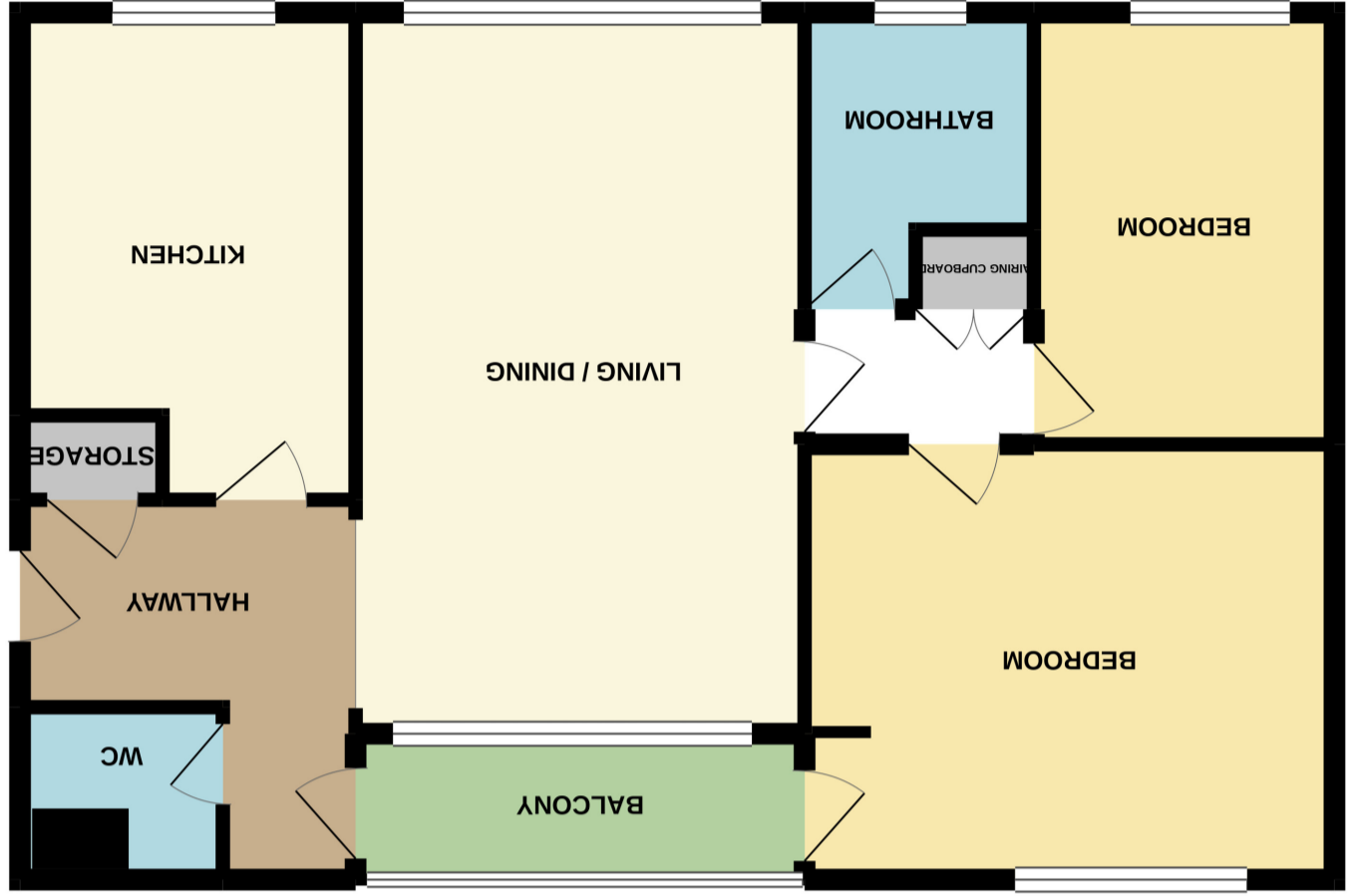


TOTAL FLOOR AREA : 767 sq.ft. (71.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Haretopx ©2021



9TH FLOOR
 767 sq.ft. (71.2 sq.m.) approx.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	
68	66





Colman Court

Everett Homes are delighted to offer for sale this modern and well presented two double bedroom ninth floor apartment in this highly sought after East Cliff location being a short walk to Bournemouth's award winning blue flag beaches, town centre and train and coach station.

The apartment benefits from secure allocated off road parking, a Share of Freehold and fantastic views from each room within the apartment. A viewing is highly recommended to fully appreciate.

Entrance

Door with security entry phone system leading through to the Communal Entrance Hall, stairs or lift leading through to the ninth floor.

Entrance Hall

Spacious Entrance Hall, smooth plastered ceiling, ceiling light point, access to all principle rooms, door to a storage cupboard, square arch leading through to the Living Room.

Living Room

19'4" (5.91m) x 12'2" (3.71m) Very spacious room, dual aspect double glazed windows offering fantastic townscape and sea views, provision for wall mounted TV, power points, TV point, radiator, door to an Inner Hallway.

WC

Wall mounted wash hand basin with mixer tap, cupboard beneath, close coupled WC, tiled floor, smooth plastered ceiling, ceiling light point.

Kitchen

13'2" (4.03m) x 9'1" (2.77m) A recently fitted Kitchen with a comprehensive range of matching wall mounted and base units with work surfaces over, inset ceramic hob with concealed extractor hood over, twin ovens, space for fridge freezer, space for washing machine, countersunk sink unit with mixer tap, space for slimline dishwasher, luxury Quartz floor tiles, rear aspect double glazed window offering fantastic townscape views, smooth plastered ceiling, ceiling light point.

Inner Hallway

Door to a storage cupboard, access to Bedrooms One, Two and Bathroom.

Bedroom One

14'5" (4.39m) x 11'10" (3.61m) Smooth plastered ceiling, ceiling light point, front aspect double glazed window offering fantastic sea views, power points, recess for wardrobe, door to Balcony.

Balcony

Enclosed Balcony, front aspect double glazed windows, access to Bedroom One and Hallway, offering panoramic sea views.

Bedroom Two

11'9" (3.59m) x 8'2" (2.49m) Spacious second Bedroom, rear aspect double glazed window offering townscape views, radiator, power points, smooth plastered ceiling, ceiling light point.

Bathroom

Luxury Bathroom with Quartz floor tiles, close coupled WC, wall mounted wash hand basin with mixer tap, fitted cupboards, paneled bath with mixer tap and thermostatic shower unit over with twin shower heads, frosted double glazed window, part tiled walls, fitted mirror fronted vanity unit, heated towel rail.

Outside

Colman Court is set on extremely well tended communal grounds. There is a drive down to a secure underground parking space.

Material Information

Tenure: Share Of Freehold

Lease Term - 999 Years From December 2003

Ground Rent - £0.00

Parking: Allocated off road parking

Service Charge - £1,125.75 per quarter. Service Charge includes Heating, Hot Water & Buildings Insurance.

Utilities: Mains Electricity/Mains Gas/Mains Water

Drainage: Mains Drainage

Broadband: Refer to ofcom website

Mobile Signal: Refer to ofcom website

Flood Risk: Surface Water - Very low. Rivers and the sea - Very Low. For further information refer to gov.uk. - Check long term flood risk.

Council Tax Band: D

EPC Rating: D (66)

****AGENTS NOTE**** We understand from the Vendor that there are proposed upcoming works to the building of which a Levy may need to be paid. For further information please contact the office.



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

