

Total Area: 67.0 m² ... 721 ft²
All measurements are approximate and for display purposes only



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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Flat 8 Manor House, 34 Manor Road, Bournemouth, Dorset, BH1 3EZ
Guide Price £235,000

**** PERFECT FIRST TIME BUY ** PRIME EAST CLIFF LOCATION ** GORGEOUS CHARACTER CONVERSION **** Link Homes Estate Agents are delighted to present for sale this two bedroom, two bathroom first floor apartment located in the much-desired East Cliff location. Situated in a gated development of just thirteen apartments, and benefitting from an array of fine features including two good-sized bedrooms with bedroom one offering a three-piece en-suite, a bright and spacious separate kitchen with space for appliances and a dining table, a cosy living room, a three-piece bathroom suite and an allocated parking space for one vehicle. This is must-view to appreciate the location and characterful accommodation on offer!

Manor House is situated on a desirable tree-lined road, with seven miles long of award-winning sandy beaches just moments away. Previously a hotel, the block consists of thirteen beautiful apartments and gorgeous South-Facing communal lawns and is positioned centrally between both Bournemouth and Boscombe piers. Bournemouth Town Centre is within a short walk and offers a range of shops, cafes, restaurants, bars, supermarkets, main bus routes and the mainline train station with direct links to London Waterloo. Locations don't get much better!



First Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, front door to the front aspect, radiator, cupboard with the consumer unit enclosed, entry phone system, power points, internet point, thermostat and laminate flooring.

Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, power points, television point, radiator and laminate flooring.

Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the rear aspect, wall and base fitted units, integrated longline fridge/freezer, a washing machine, space for a dishwasher, four-point gas hob with integrated oven and stainless-steel extractor fan, cupboard with the combination boiler enclosed, tiled splash back, power points, stainless steel sink with drainer, radiator and tiled flooring.

Bedroom One

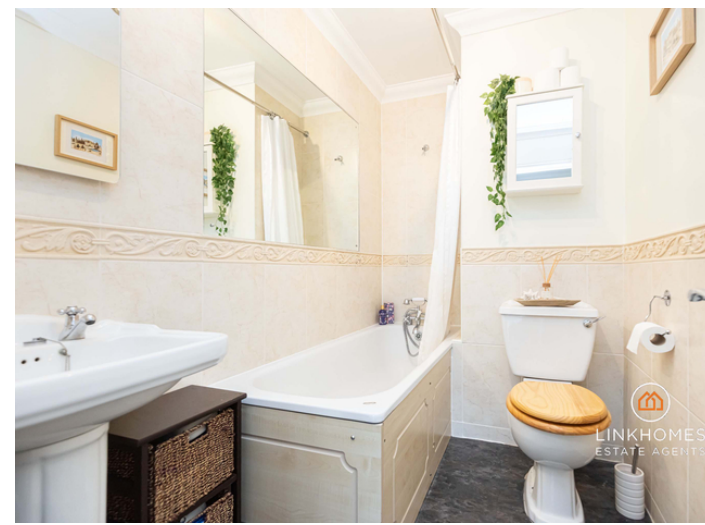
Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points, en-suite and laminate flooring.

En-Suite

Coved and smooth set ceiling, ceiling light, extractor fan, single enclosed shower, pedestal sink, wall mounted mirror with lighting, toilet, radiator, towel rail and vinyl flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay window to the side aspect, radiator, power points and laminate flooring.



Bathroom

Coved and smooth set ceiling, ceiling light, panelled bath with overhead shower, pedestal sink, wall mounted mirror with feature lighting, radiator, toilet, part tiled walls and vinyl flooring.

Outside

Parking

One allocated parking space.

Agents Notes

Useful Information

Tenure: Leasehold.
Lease Length: 189 years from June 2003.
Ground Rent: Peppercorn.
Service Charge: Approximately £3,000 per annum which includes buildings insurance, external cleaning, communal electricity, garden maintenance and management fees.
Funds currently in the Sinking Fund: Approximately £39,000
Managing Agents: Burns Hamilton
Rentals are permitted.
Holiday lets are not permitted.
Pets are permitted with permission from the management company.
EPC: C
Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £2,200
Additional Property: £13,950