



73 Green Park,

91 Manor Road, Bournemouth, BH1 3HR

SPENCERS
COASTAL





Location, views and award-winning beaches. This fantastic three-bedroom apartment is situated on the sixth floor, has a south / south-west aspect, and offers stunning views of The Jurassic coastline, Studland Bay and Peveril Point at Swanage. Green Park Residential apartments have an outstanding reputation of being well-managed, come complete with lifts, secure basement parking, lovely communal gardens and a resident care-taker.

The Property

The apartment is accessed via a secure entranceway where the lift or stairs lead up to the entrance of the property. All rooms come off the hallway, which runs the length of the apartment which also includes a separate guest WC and multiple storage cupboards.

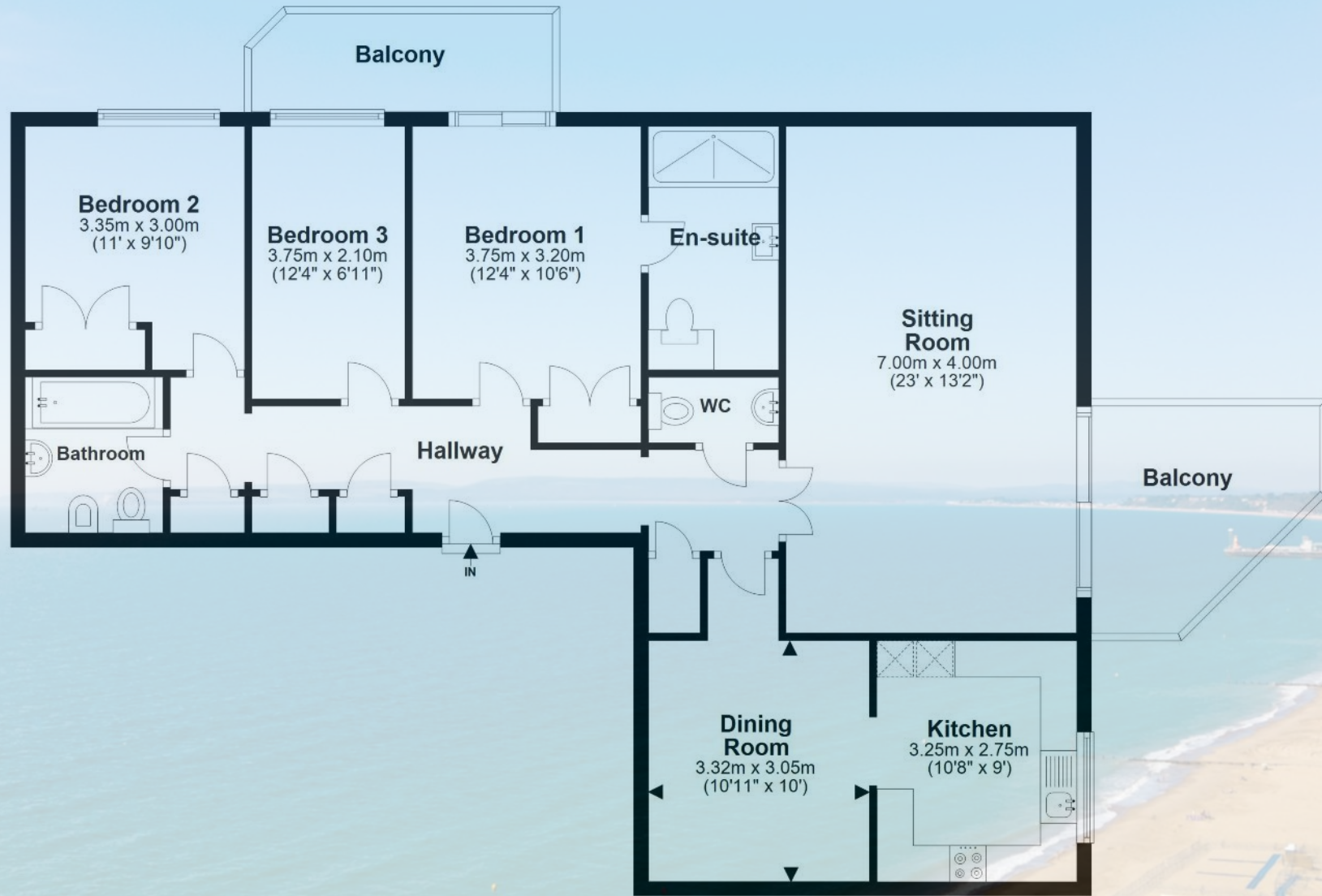
The large formal lounge room has direct access to the balcony, where the views are breathtaking. You can see right out to Swanage and The Purbeck. The well-appointed kitchen also has ocean views, so washing up will be a pleasure! The kitchen features recently updated Quartz worktops, an induction hob, double oven, integrated fridge freezer and dishwasher. It's also fitted with lots of cupboard space, so storage will never be a problem. Decorative archways lead out to the formal dining room.



FLOOR PLAN

Sixth Floor

Approx. 109.4 sq. metres (1177.6 sq. feet)



Total area: approx. 109.4 sq. metres (1177.6 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



The Property Continued

All the bedrooms are south-east facing and are basking in natural light. The king-size primary bedroom comes complete with a built-in wardrobe, resort-style en-suite bathroom, and exclusive balcony with ocean views and overlooking the gardens. The other two bedrooms also have ocean views and are closely located to the family bathroom.

Grounds & Gardens

Outside, the communal grounds are immaculately maintained, the large grass area is perfect for picnics and benches dotted about make an ideal spot to read a book. Take in the attractive flowerbeds and charming shrub borders. There is secure underground parking for residents and plenty of outside guest spaces for added convenience. The beach is a short stroll away with parks and playgrounds also located nearby. The location really is perfect.



Points Of Interest

Bournemouth Bay	0.5 Miles
Solent Mead Golf Centre	3.6 Miles
St Katherine's School	4.0 Miles
Hengistbury Head	4.0 Miles
Poole Harbour	7.0 Miles
Christchurch High Street	4.0 Miles
Bournemouth train station	1.1 Miles (1 hour,50 minutes to London Waterloo)



Services

Energy Performance Rating: C Current: 79 Potential: 79

Council Tax Band: G

All mains services connected

Share of Freehold. Service Charge: £1,233.00 per quarter.

Charge of £24,492.00 has been paid by the current owner to improve fire protection and waterproofing, and remove cladding.

Property Video

Point your camera at the QR code below to view our professionally produced video



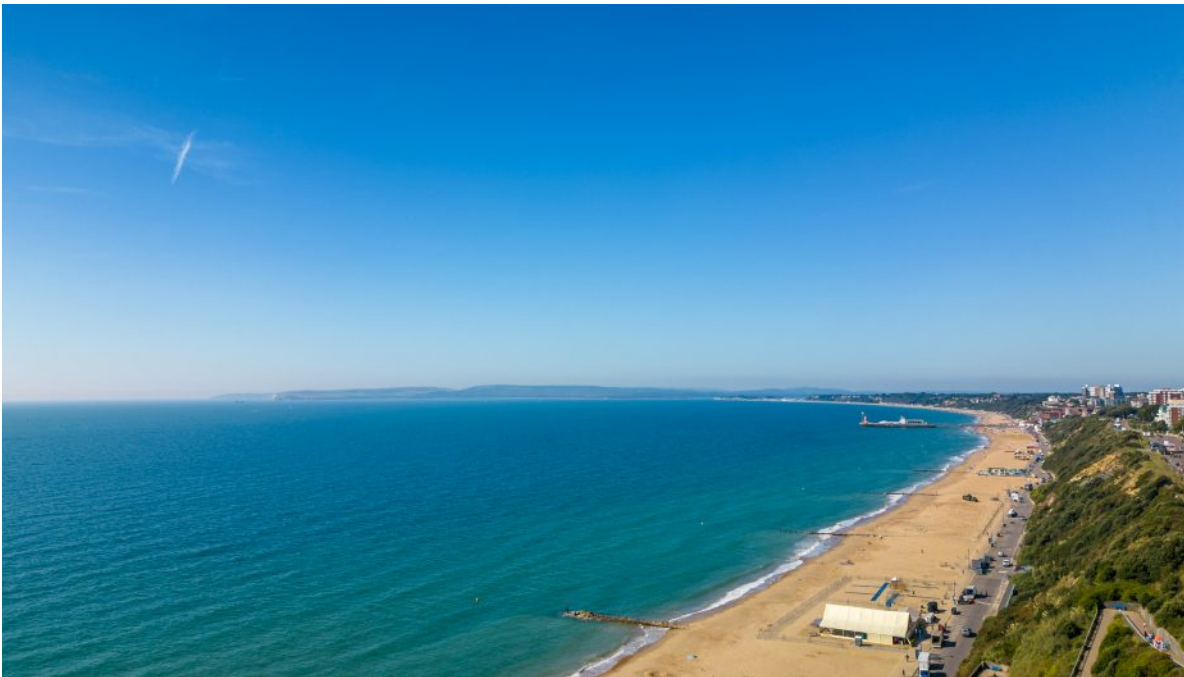
Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. 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 happy to confirm the position to you.



The Situation

Sought-after location on the East Cliff just a short stroll from award-winning, blue flag beaches. The location of this apartment is what makes this property a home of distinction, with far reaching sea views encompassing the Purbeck Hills and the Isle of Wight. Bournemouth's location has made it a popular destination for tourists, attracting over seven million visitors annually with its beaches and popular leisure activities. The town is also a regional centre of business, and a financial sector and is home to the headquarters of JP Morgan, Nationwide and Vitality Health. Bournemouth is also renowned for its free, 4-day Air Festival, the UK's largest Air Festival with iconic aircrafts such as the RAF Typhoon and the legendary Red Arrows displaying over the sea.





For more information or to arrange a viewing please contact us:

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