



63 Green Park

91 Manor Road, Bournemouth, BH1 3HR

SPENCERS  
COASTAL







*Discover unparalleled location and pristine beaches with this exquisite three-bedroom apartment. It boasts balconies from the lounge and the main bedroom. Renowned for meticulous management, Green Park Residential apartments offer a host of amenities including elevators, secure basement parking, enchanting communal gardens, and the attentive services of a resident caretaker*

## The Property

Accessed through a secure entranceway, the apartment welcomes you with either a lift or stairs leading to its entrance. A hallway, extending the length of the residence, grants access to all rooms, including a separate guest WC and multiple storage cupboards.

The spacious formal lounge offers direct access to a balcony boasting views over the gardens. The open plan kitchen/dining room is a great space. The well-appointed kitchen includes electric hob, double oven, integrated fridge freezer, and dishwasher adorn the kitchen, along with ample cupboard space ensuring storage convenience.

The king-size primary bedroom features a built-in wardrobe, en-suite bathroom, and an exclusive balcony overlooking the gardens. The two additional bedrooms also offer garden views and are conveniently located near the family bathroom.

**£385,000**

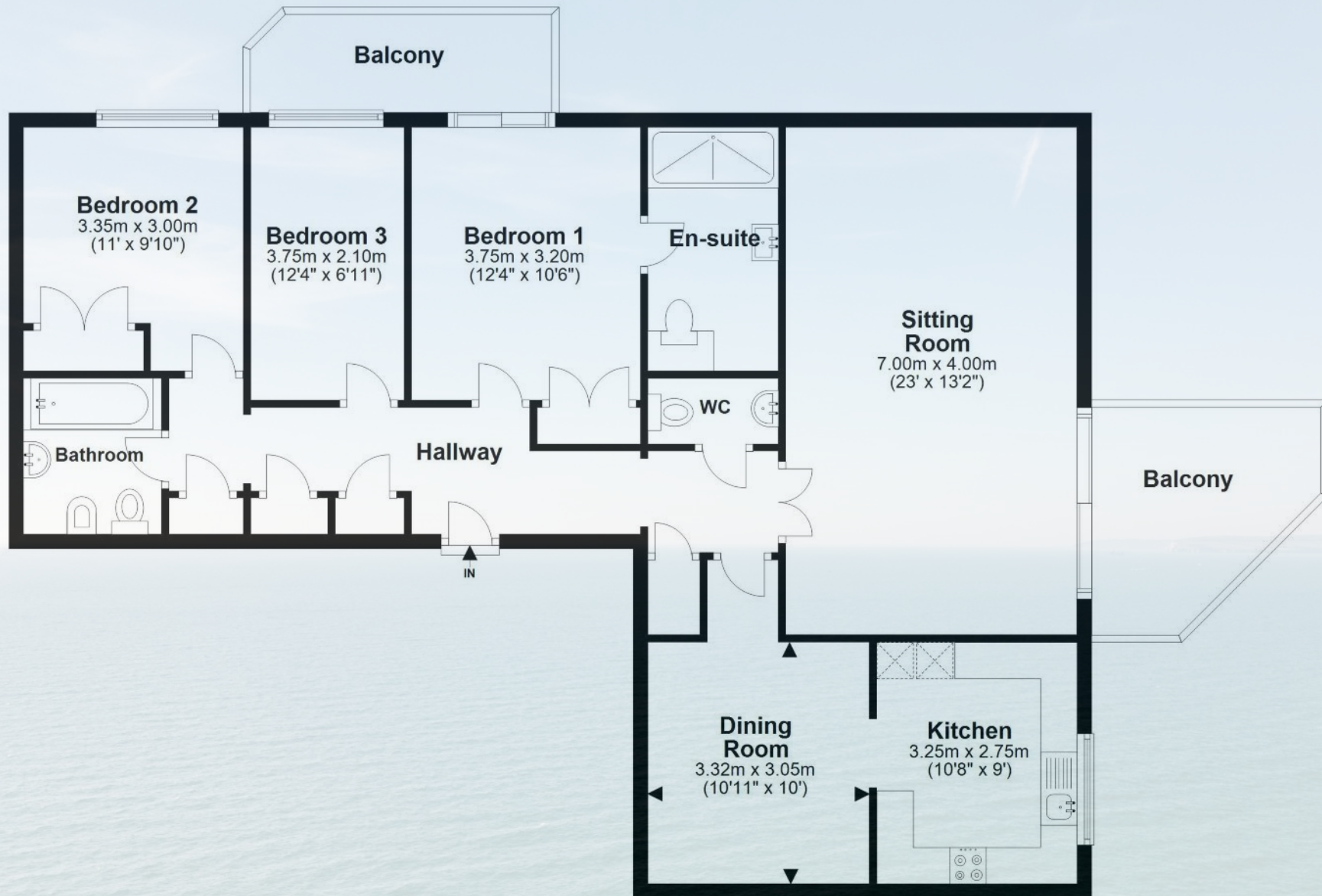




FLOOR PLAN

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.



## Grounds & Gardens

Step outside to discover immaculately maintained communal grounds, featuring a spacious grass area ideal for picnics and dotted with benches, perfect for indulging in a good book. Admire the attractive flowerbeds and charming shrub borders enhancing the landscape. Residents enjoy the convenience of secure underground parking, supplemented by ample outside guest spaces. Just a short stroll away lies the beach, with parks and playgrounds nearby, completing the idyllic setting of this perfect location.

## Services

Energy Performance Rating: C Current: 78 Potential: 78  
 Council Tax Band: E  
 Tenure: Share of Freehold

All mains services connected

## 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
London Waterloo	1 hour 50 mins by train
Bournemouth Airport	6.3 Miles
New Forest	9.4 Miles











## 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.

## Important Information

Spencers Property 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.





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