



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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## Flat 39, Cedar Manor 19-21 Poole Road, Bournemouth BH4 9DE

£325,000

### The Property

Brown and Kay are delighted to market this extremely spacious three bedroom apartment situated in a convenient location close to both Westbourne and Bournemouth. The home is located on the sixth floor and boasts bright and airy accommodation to include a generous 18' living/dining room, well fitted kitchen, master bedroom with en-suite bathroom, two further bedrooms and a separate shower room. A particular feature of the apartment is the southerly aspect balcony which enjoys distant views, and together with a garage and a lengthy lease this is a must see home.

The property is well positioned to take advantage of both Bournemouth town centre with its comprehensive range of shopping facilities, and Westbourne with a more eclectic mix of café bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Also within close proximity are fabulous sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Nearby transport links are also readily available with train stations at both Branksome and Bournemouth, and bus services which operate to surrounding areas.

### ENTRANCE HALL

With large cloakroom cupboard, further storage and airing cupboard housing hot water tank.

### LIVING ROOM

18' 0" x 13' 09" (5.49m x 4.19m) With south facing aspect and large double glazed sliding doors to balcony.

### KITCHEN

11' 5" x 8' 7" (3.48m x 2.62m) Mix of base and wall units with complementary work surfaces. Integrated oven and gas hob with extractor over. Washer dryer, fridge/freezer and space for breakfast table. Window to front aspect.

### BEDROOM ONE

18' 08" x 13' 09" (5.69m x 4.19m) Built in wardrobes, window to rear aspect. Door to en-suite.

### EN-SUITE

P shape bath with mixer taps and electric shower over, w.c, wash hand basin, radiator and frosted window to rear.

### BEDROOM TWO

12' 08" x 11' 10" (3.86m x 3.61m) Fitted wardrobes, window to rear.

### BEDROOM THREE

10' 03" x 8' 11" (3.12m x 2.72m) Fitted wardrobes, window to front aspect.

### SHOWER ROOM

Wash hand basin, w.c, shower cubicle, radiator.

### BALCONY

With railing and light point, views over the communal garden and beyond.

### GARAGE

With up and over door, power and light.

### COMMUNAL GARDENS

South facing well tended gardens to the rear of the development, mainly laid to lawn with shrub borders

### PARKING

Ample visitor parking to the front of the development via Poole Road.

### TENURE - LEASEHOLD

Lease length : 134 years remaining  
Service Charge : £2520 per annum  
Ground Rent: peppercorn

### COUNCIL TAX - BAND D