

Cedar Manor 19-21 Poole Road, Westbourne BH4 9DE

£300,000 Leasehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A great opportunity to acquire a three bedroom apartment in need of some updating and modernisation with a central positioning in Westbourne village. The property is offered to the market with the benefit of no forward chain.



## Key Features

- First floor apartment
- Living room with access to an enclosed balcony
- Principal bedroom with ensuite
- Two additional double bedrooms
- Separate shower room
- Lift access
- Well maintained communal gardens
- Garage in block & ample visitor parking
- Central to Westbourne village close to amenities
- No forward chain



## About the Property

Cedar Manor is situated in the heart of Westbourne Village, being within a shortwalk to local amenities including boutiques, bars, restaurants, cafes and Marks and Spencer foodhall. Bournemouth town centre is also within a easy reach, walk able or within a short drive. Bournemouth offers a range of high street shops, train station with links to Weymouth and London Waterloo and bus station. The golden beaches stretch across Sandbanks to Hengistbury Head with a delightful woodland chine walk.

A sweeping driveway leads into the development with ample visitor parking spaces and access to the block of garages. There is an intercom system allowing access into the building with lift access to the first floor. Upon entering the property is a welcoming, open entrance hall with hallway storage and access to the principal accommodation.

The living room has a pleasant outlook to the communal grounds with sliding doors leading onto the enclosed balcony. The kitchen offers a generous space with ample cupboards. There are three double bedrooms, the master benefiting from en-suite bathroom and two of the three bedrooms having fitted wardrobes. The shower room completes the accommodation.

Tenure: Leasehold

A section 42 notice has been issued to extend the lease to 999 years, this will be issued upon completion of the sale.

Service Charge: £495 per quarter (£1,980 per annum)

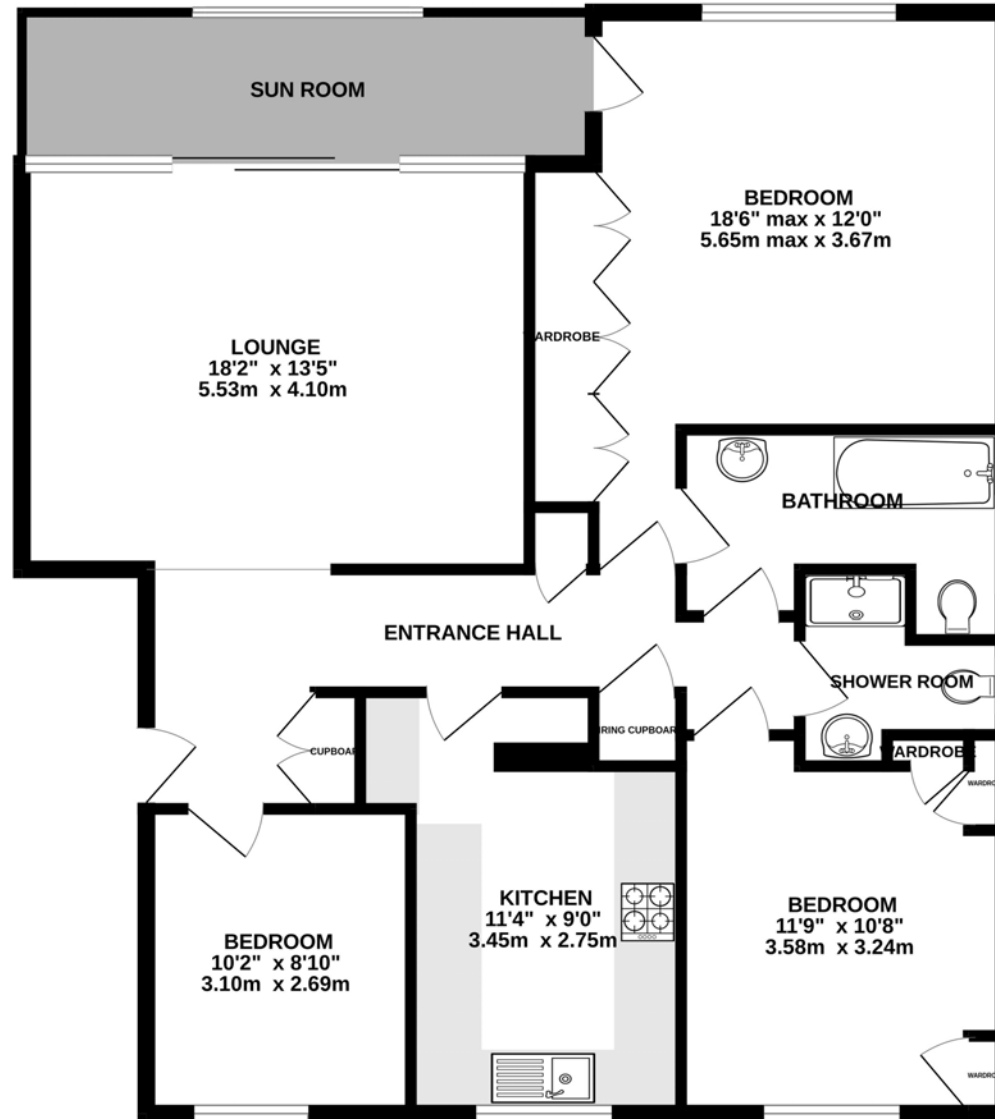
Ground rent: £70 per annum

Council Tax Band: D

We have been advised that pets are considered with permission of the managing agents, House and Son. Holiday lets are not permitted.



FIRST FLOOR  
1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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.

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## About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne high street, benefiting from a variety of excellent restaurants, bars and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

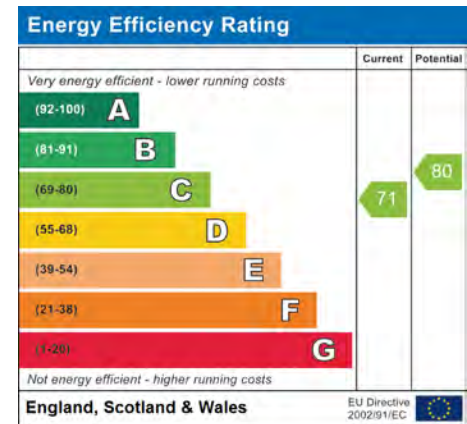
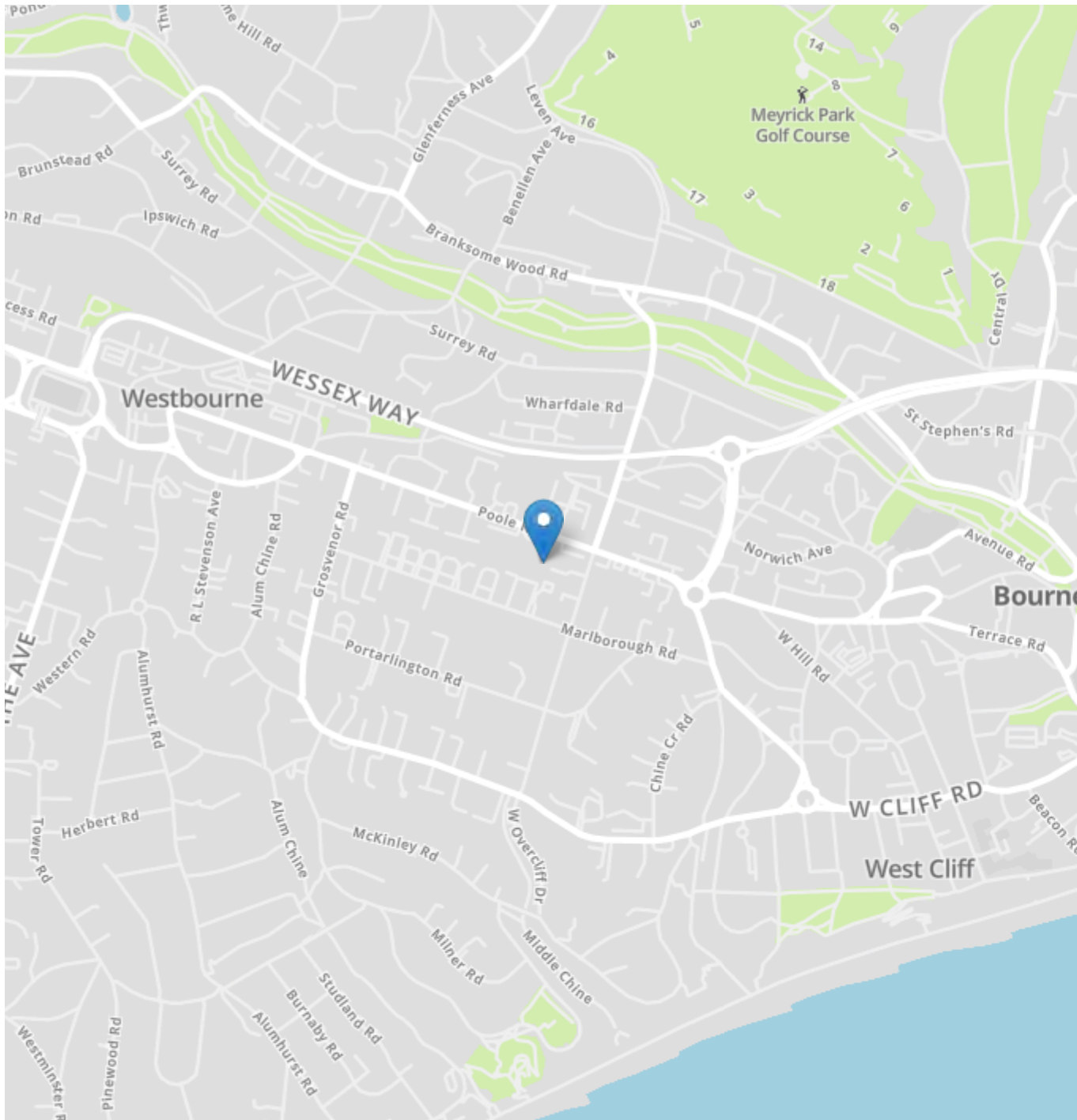


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



**IMPORTANT NOTICE**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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