



**Green Park, Manor Road, East Cliff
Bournemouth, Dorset, BH1 3HR**

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SHARE OF FREEHOLD – OIEO - £475,000

A beautifully presented three bedroom luxury second floor apartment situated within a prestigious location on the popular East Cliff. The property has been finished to an exceptional standard throughout by the current owner and benefits from two balconies, two high specification bathrooms, secure underground parking and a share of freehold.

The property is entered via a secure video entry phone with communal stairs and two lifts providing access to the first floor and entrance to the apartment. On entering the apartment a light and spacious hallway benefitting from four generous storage cupboards provides access to all principal living accommodation including a separate cloakroom. Double doors open into a spacious living room measuring in excess of 23' and providing double glazed doors onto a private balcony offering a pleasant outlook. A separate dining room opens into a high specification kitchen offering a range of floor and wall mounted units finished with a contrasting solid stone work surface and includes a comprehensive range of high quality integrated appliances including an eye level electric oven, microwave oven and an induction hob with extractor fan over.

All three bedrooms benefit from fitted wardrobes with the master bedroom leading onto a second private balcony and being served by a luxury fitted en suite shower room finished with fully tiled walls and comprising a bidet, WC, wall mounted wash hand basin with storage under and walk in shower enclosure. The remaining bedrooms are served by a family bathroom, again finished to an exceptional standard, offering a WC, wall mounted wash hand basin with storage and bath with shower over.

Green Park is positioned in a premier location within immaculately maintained communal gardens. The property is conveyed with a secure underground parking space along with further visitor parking.

COUNCIL TAX BANDING: F

EPC RATING: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.





TOTAL APPROX. FLOOR AREA 1126 SQ.FT. (104.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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