



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Flat 2, Cedar Manor 19-21 Poole Road, WESTBOURNE 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 ground 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 enclosed sun terrace which enjoys a southerly aspect, 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 cafe 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.

AGENTS NOTE - PETS & HOLIDAY LETS

Holiday Lets - To be advised
Pets - Pets are only considered with prior Freeholder's consent, subject to the usual terms in line with the lease.

COMMUNAL ENTRANCE HALL

Secure entry system with front door through to the apartment.

ENTRANCE HALL

Useful storage cupboards.

LOUNGE/DINING ROOM

18' 3" x 13' 6" (5.56m x 4.11m) A generous living space with rear aspect double glazed doors to the enclosed terrace, radiator.

ENCLOSED TERRACE WITH SOUTHERLY ASPECT

19' 6" x 4' 7" (5.94m x 1.40m) Enjoying a pleasant aspect over the communal grounds with rear aspect UPVC double glazed sliding patio doors.

KITCHEN/BREAKFAST ROOM

11' 4" x 9' 0" (3.45m x 2.74m) Well equipped with a range of units with complimentary solid wood work surface, built-in four point electric hob, oven and grill, space for freestanding fridge/freezer, plumbing for washing machine and tumble dryer, continuation of work surface ideal for breakfast bar use, UPVC double glazed window.

BEDROOM ONE

14' 1" x 14' 1" (4.29m x 4.29m) Rear aspect UPVC double glazed window, radiator, door to terrace, door to en-suite.

EN-SUITE BATHROOM

Suite comprising panelled bath, low level w.c. and wash hand basin, radiator and side aspect UPVC double glazed frosted window.

BEDROOM TWO

11' 9" x 10' 8" (3.58m x 3.25m) Side aspect UPVC double glazed window, radiator.

BEDROOM THREE

10' 2" x 8' 8" (3.10m x 2.64m) Side aspect UPVC double glazed window, radiator.

SHOWER ROOM

Suite comprising shower cubicle, low level w.c. and wash hand basin. Radiator and side aspect UPVC double glazed frosted window.

GARAGE / PARKING

A garage is conveyed with the property, parking by way of permit.

TENURE - LEASEHOLD

Length of Lease - 999 years with 990 remaining
Service Charge - £2,000.00 per annum
Management Agent - House & Son

COUNCIL TAX - BAND D