

Connells

East Cliff Manor Christchurch Road
Bournemouth

East Cliff Manor Christchurch Road Bournemouth BH1 3PH

for sale offers in excess of **£220,000**







Property Description

Connells are delighted to present this modern and spacious second floor, two double bedroom apartment, located within a highly sought-after development in East Cliff.

This well-appointed property offers generous accommodation throughout, comprising a welcoming entrance hall, a bright and spacious lounge/dining room with access to a private sun balcony, and a modern fitted kitchen complete with integrated appliances. The principle bedroom benefits from an ensuite shower room, alongside a second double bedroom and a contemporary family bathroom. Further advantages include double glazing, gas central heating, and an allocated parking space within a secure underground garage, providing both comfort and convenience.

The beaches between Bournemouth and Boscombe Piers are within a 600 Meter walk through Boscombe Chine Gardens. There are many beach activities ranging from paddleboarding to beach volleyball with equipment for hire. The iconic Piers offer fabulous views across Poole Bay with plenty of kiosks and seafront restaurants.

Approach

A driveway leads from Christchurch Road to the secure underground car park, where a space is allocated to this apartment. There is an area for visitors parking. Lift access to the;

Communal Entrance Hall

Secure entry system, stairs and lift to all floors. Front door opens into the;

Entrance Hall

Carpeted flooring, radiator, recessed spot lights.

Sitting Room

Rear aspect UPVC double glazed window, recessed spot lights, carpeted flooring, radiator, electrical sockets, french doors with side panels leading to south facing balcony over looking landscaped gardens.

Kitchen

Double glazed window to the rear and side aspects, recessed spot lights, matching wall and base units, stainless sink and drainer, integrated electric over, gas hob and integrated extractor fan, tiled floor, part tiled walls,

Bedroom One

Side aspect double glazed window, carpeted flooring, recessed spotlights, built in wardrobes above and to side of bed, radiator, door leading to;

En-Suite

Suite comprising a shower cubicle, WC and sink, part tiled walls, recessed spotlights.

Bedroom Two

Side aspect double glazed window, recessed spotlights, carpeted flooring, radiator.

Bathroom

Suite comprising panel enclosed bath with shower over, WC and sink, part tiled walls, radiator, laminate flooring.

Outside

To the rear of the development there is an area of landscaped communal gardens.

Agents Notes;

Lease: 125 years from 24 June 2002

Service Charge: £979.01 paid every 6 months

Ground Rent: £250 per annum

Council Tax - Band D - BCP Council

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







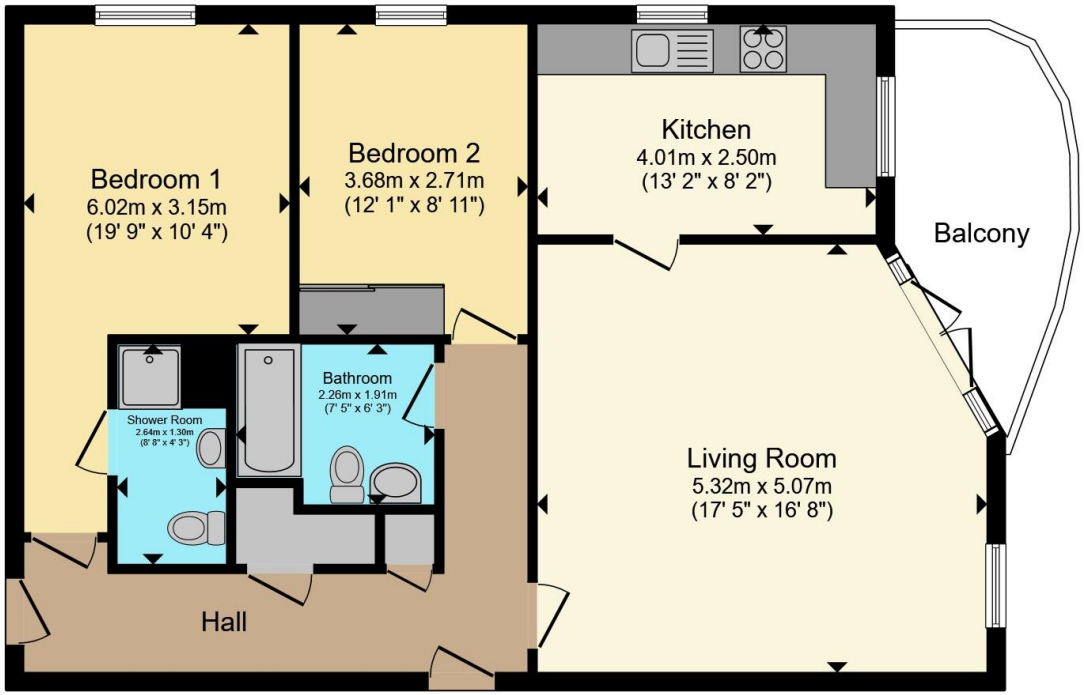












Third Floor

Total floor area 82.4 m² (887 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

To view this property please contact Connells on

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73 Southbourne Grove
BOURNEMOUTH BH6 3QU

EPC Rating: C

Council Tax Band: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306789

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.