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EAST CLIFF MANOR, CHRISTCHURCH ROAD

BOURNEMOUTH, DORSET, BH1 3PH



GUIDE PRICE £285,000

A very well presented, freshly decorated, first floor apartment offering spacious, well-planned, light and bright accommodation featuring a large south facing balcony.

This spacious two double bedroom apartment benefits from the convenience of a lift that travels to all floors, which includes access from the underground car park, where there is an allocated car parking space provided to the apartment.

Beautifully presented throughout, the stylish accommodation comprises of a 22ft long entrance hallway, double doored cloaks storage cupboard and airing cupboard.

Lovely large living room with a window overlooking the communal garden to the rear with and double French doors inviting you out to the fabulous south facing sun balcony with clear glass panels.

The living room leads into the impressively spacious modern kitchen enjoying a dual aspect making it a wonderfully light and bright room with a southerly aspect.

The flat benefits from two good size double bedrooms, bedroom one having the benefit of fitted wardrobes and the luxury of an ensuite shower room.

The flat is served by a stylish well-appointed family bathroom.

The property further benefits from having just been completely redecorated, double glazing and gas fired radiator heating. Offered for sale with no forward chain.



East Cliff Manor is just a short distance from the East Cliff cliff top where the zigzag path takes you down to a beautiful sandy beach. The property is also close to bus stops on Christchurch Road and approximately 1/2 mile to the mainline train station and Asda Supermarket. The shops and amenities of Bournemouth Town centre are also close by.

Leasehold - 125 years from the 24th of June 2002.

Maintenance is currently approximately £1300 per annum and Ground rent is currently £250 per annum.

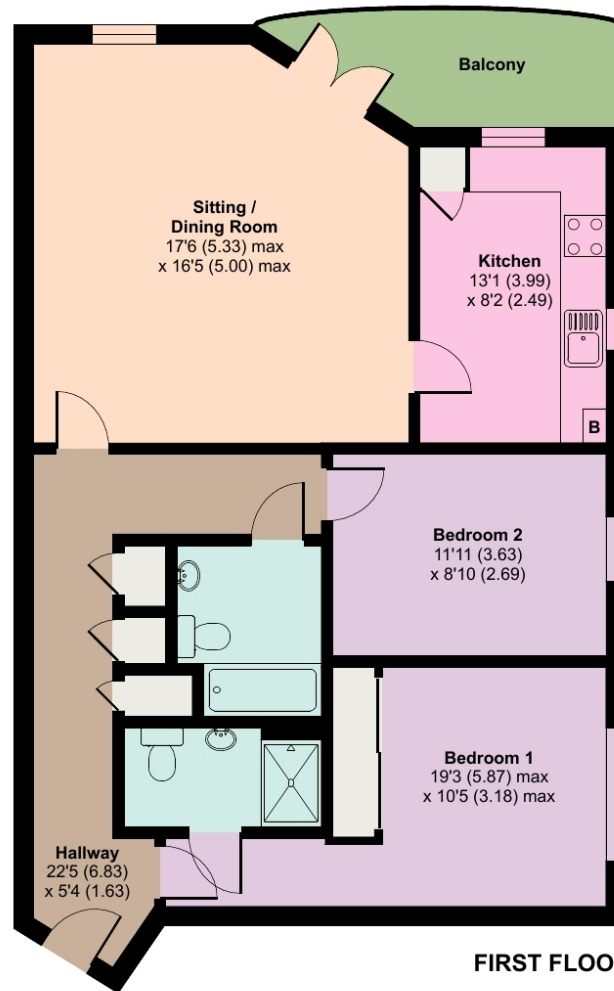
EPC Rating: B



Christchurch Road, Bournemouth, BH1

Approximate Area = 905 sq ft / 84 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Edwards Estates Ltd. REF: 817930



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