

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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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FLOOR PLAN



Flat 48 Green Park 91 Manor Road
Bournemouth, BH1 3HR, Asking Price £425,000

MAIN FEATURES

- Third Floor Apartment
- Two Double Bedrooms
- Impressive Reception Room
- Spacious Kitchen/Diner With Marble Flooring
- Two Balconies, One With Sea Glimpses
- Allocated Underground Parking & Visitor Parking
- Share Of Freehold
- No Forward Chain

Area

Constructed in the late 90's to a high specification Green Park is a highly sought after premium block set within a substantial plot in the desirable East Cliff location, just moments from the Bournemouth's award-winning beaches, local amenities and transport links. The block is approached via a private driveway with both visitors and secure underground allocated parking. The complex also offers immaculately maintained communal grounds and a resident building manager.



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Description

The apartment is accessed through a well-maintained communal entrance with lift and stair access available. Stepping into the property you are greeted by the welcoming entrance hall that is light and airy with a useful cloak room and additional storage cupboards. The property boasts a spacious open-plan kitchen/diner with a stunning marble floor and direct access out onto one of the apartments two balconies. The high-spec kitchen has been configured to make an excellent use of the space and benefits from top of the range integrated Neff appliances, granite work surfaces and led mood lighting. The impressive living space benefits from floor to ceiling sliding doors that flood the room with natural light and provides direct access onto the private south-facing balcony.

Sleeping accommodation comprises two generous double bedrooms both of which offer Lamco designed built-in storage and direct access onto the second balcony. The master bedroom is notably impressive with its walk in wardrobe and plush Villeroy and Boch en-suite with walk-in shower, oversize basin, heated towel rail and W/C. The second bedroom is served by the matching family bathroom suite. Outside the property boasts two sizable balconies, perfect for alfresco dining and entertaining in the summer months, one of which offers sea glimpses.

In addition the block offers immaculately maintained communal grounds which is mainly laid to lawn with multiple seating areas. Further benefits include; gas central heating, video entry system, allocated parking and a share of the freehold. Immaculately presented throughout and offered with no forward chain.

Tenure

Share of Freehold

Service/Maintenance Charge: Approximately £2500 Per Annum

Buildings Insurance: £289 Per Annum

Hot Water & Heating: Separate charge - charged every 6 months

Pets considered with freeholders permission



Asking Price £425,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	83
England & Wales		EU Directive 2002/91/EC	

