



Flat 21, Green Park, Manor Road,
Bournemouth, Dorset, BH1 3HR

Asking Price **£299,950**



2

Bedrooms



2

Living



2

Bathroom/Ensuite



Allocated parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A two-bedroom ground floor apartment with 2 private patio areas

A TWO-BEDROOM GROUND FLOOR APARTMENT WITH TWO PRIVATE PATIO AREAS SITUATED JUST MOMENTS FROM THE AREA'S ASSOCIATED 7 MILES OF GOLDEN SANDY BEACHES.

Green Park is a landmark development situated on the ever-popular East Cliff, just 0.3 miles from the "Toft" zigzag leading down to Bournemouth's famous 7 miles of golden sandy beaches stretching from Mudeford spit in the East to Sandbanks peninsular in the West. Also set within walking distance of Bournemouth Town Centre and the Pleasure Gardens as well as the High Street in Boscombe, the location of this apartment is hard to beat!

The subject apartment's internal accommodation comprises of two bedrooms, two bathrooms, a kitchen/ diner, and a sizeable living room with a built-in storeroom.

Externally, the property benefits from two patio areas, a lovely communal garden and an allocated parking space located in a gated underground car park.

The apartment could benefit from modernising, however, presents a great opportunity to acquire a sizeable cliff top property in a sought-after development. To arrange your viewing Today contact Slades Estate Agents on 01202 428555!

THE TENURE: The property is leasehold with 154 years unexpired. We understand our seller pays £1,233 per quarter, and there is no ground rent payable. Council Tax Band E.

Please note that whilst given in the best of faith the above information has not been verified. Any interested party should seek confirmation from their legal representative before proceeding.



KEY POINTS


- Ground floor apartment
- Two bedrooms
- Two bathrooms
- Kitchen/diner
- Sizeable living room
- Two patio areas
- Lovely communal garden
- Allocated parking space



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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