

Flat 8, Erinbank Mansions, Manor Road,  
Bournemouth, Dorset, BH1 3HX

Asking Price **£150,000**



1

Bedrooms



1

Living



1

Bathroom/Ensuite



Y

Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

Slades

# A superb apartment set just a few hundred yards from clifftops!

Nestled within the desirable East Cliff area of Bournemouth, this charming one bedroom first floor apartment presents an exceptional opportunity for those seeking a coastal lifestyle combined with urban convenience.

Erinbank Mansions is a Mansion style purpose-built development of 40 one, two and three bedroom apartments, set just a few hundred yards from local clifftops and less than a mile distant from Bournemouth town centre.

The apartment is spacious and well-presented and would in our opinion make a great first time buy.

The living room is a generous size, offering ample space for a variety of living and dining room furniture and offers a pleasant front aspect elevation.

The bedroom is a good sized double and is set to the rear of the apartment.

The kitchen although not large, is well designed with matching eye level and base units and offers a fire escape door leading to the rear of the development.

The bathroom has been fitted with a modern white suite to include a panel enclosed bath

with wall mounted shower above, wash hand basin and low-level flush WC.

Externally, Erinbank Mansions is surround by perfectly manicured gardens and the apartment has the benefit of an allocated off road parking space to the rear.

Prospective buyers will appreciate the inclusive nature of the service charge, which covers essential utilities such as heating, hot water, water and sewerage, and building insurance. This comprehensive package provides peace of mind and helps manage monthly outgoings effectively. The annual service charge being £2772.28. and the apartment benefits from a share within the freehold.

This property represents an ideal purchase for first time buyers, those looking for a convenient 'lock up and leave' holiday home, or investors seeking a well-located asset with strong rental potential. With its superb location, practical features, and the benefit of no chain, early viewing is highly recommended to fully appreciate all that this Erinbank Mansions apartment has to offer.

Council Tax band A.



## KEY POINTS

Spacious first floor apartment

Large living room

Double bedroom

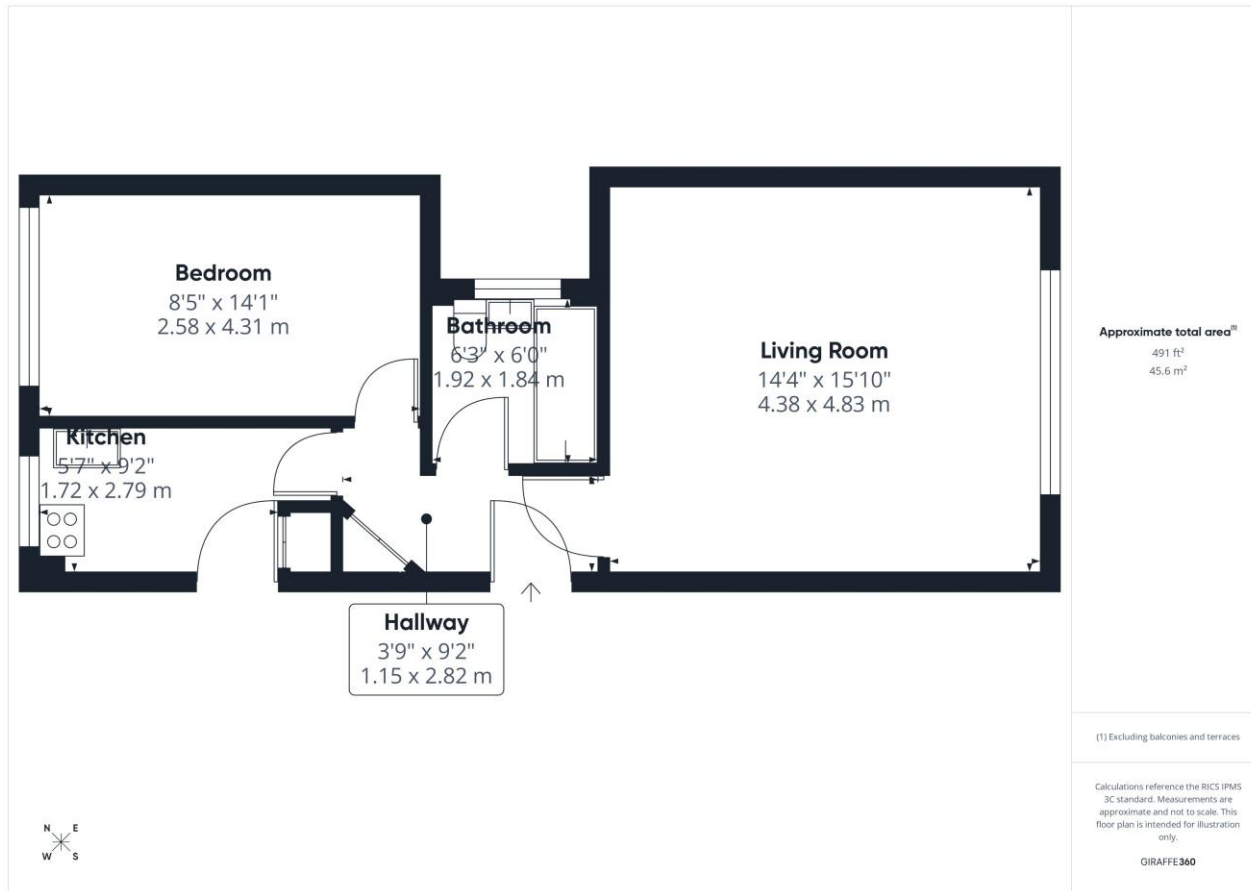
Superb location

Short walk to clifftops

Off road parking

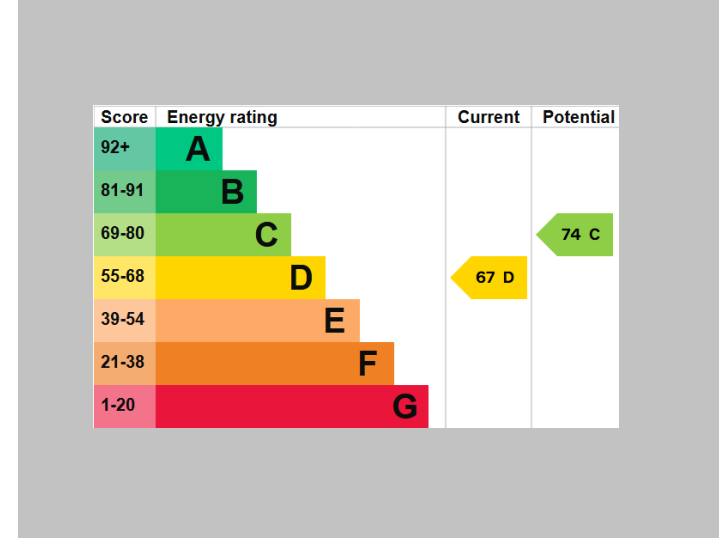
Shared freehold

No onward chain



**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.

# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



**Slades - Southbourne** 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT  
 01202 428555 | sales@sladessouthbourne.co.uk  
 Website [www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

