

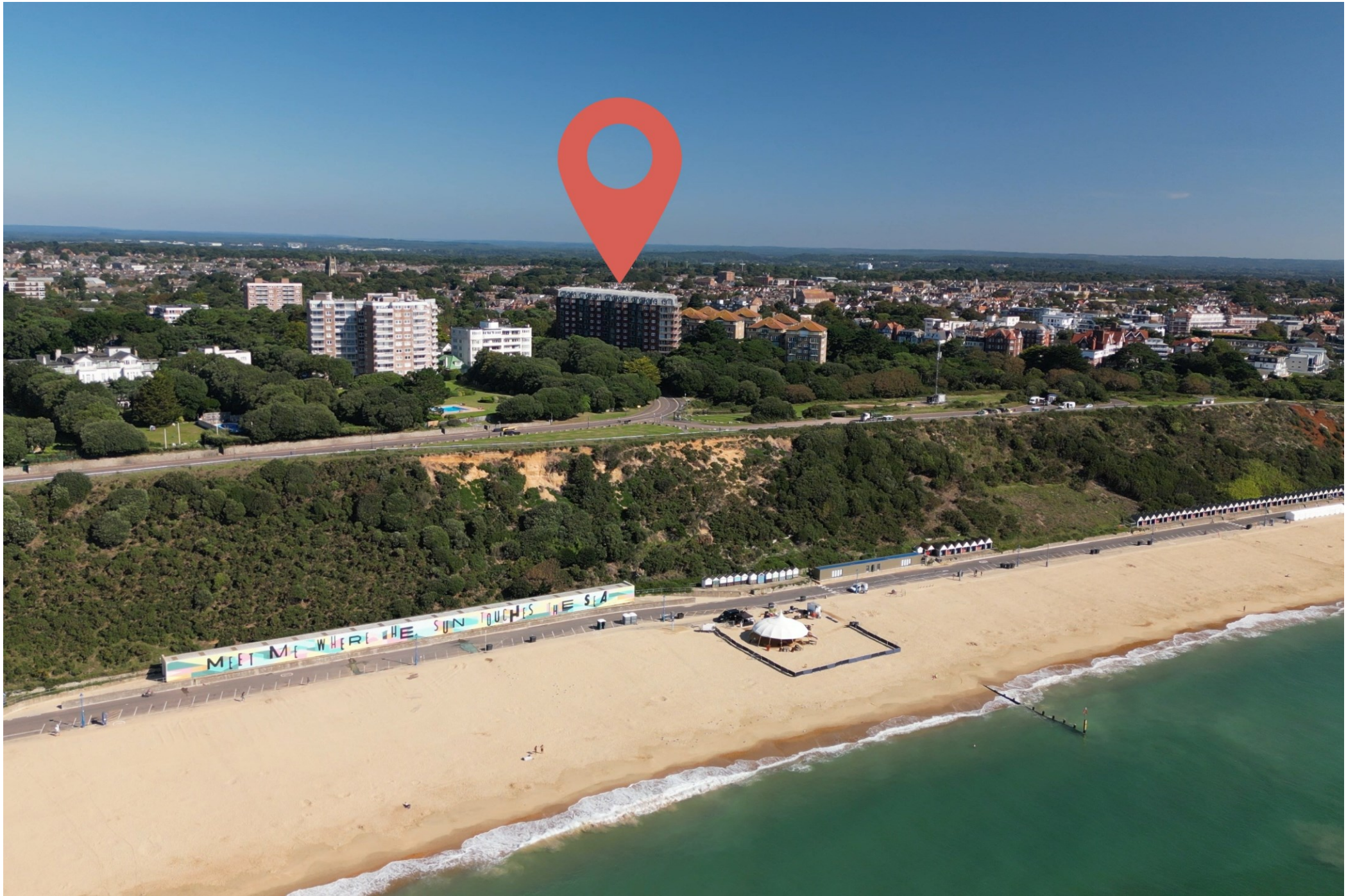


Green Park, Manor Road, East Cliff, Bournemouth BH1 3HR

£525,000

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS









### Key Features

- Sought-After Cliff Top Development
- Sixth Floor Apartment with Sea Views
  - Three Double Bedrooms
  - Modern En Suite Shower Room
- Two Reception Rooms & Two Balconies
- Family Bathroom & Separate Guest Cloakroom
  - Allocated Secure Underground Parking
- Short Walk to Miles of Award Winning Sandy Beaches
  - Share of Freehold
- Vacant Possession & No Forward Chain



**A delightful sixth floor apartment within Green Park, a sought-after development occupying a prominent position on Bournemouth's well-regarded East Cliff**

This impressively spacious apartment is set on the sixth floor and enjoys an expansive living room with ample space for sizeable furniture. A sliding patio door leads through to the south-westerly aspect balcony, which enjoys far reaching sea views towards Bournemouth, across Poole Bay and over to the Purbecks and Old Harry Rocks. The balcony provides an ideal position to enjoy the sights and sounds of the waves below, as well as offering a frontline seat to the town's spectacular annual air festival.

There is also a separate dining room, with an archway leading through to a generously sized kitchen with a wide-range of base and eye level units and ample space and connection for appliances. The apartment features three double bedrooms, with the principal bedroom benefitting from built in wardrobes, a further balcony with sea glimpses, as well as a modern en suite shower room. Bedrooms two and three are also of a good size, with bedroom two benefitting from built in wardrobes, and the third bedroom being ideal for those looking for a study or work from home area.

From the entrance hall there is also a three-piece family bathroom, guest cloakroom and a number of useful storage cupboards. Green Park is set within well-maintained communal grounds and has a resident facilities manager. A driveway from Manor Road leads to an area of surface level parking for visitors. A separate driveway leads to the secure underground car park, where a space is allocated to this apartment. The development is set in a prominent position on Bournemouth's well-regarded East Cliff, and enjoys a tranquil setting, yet is still just a short distance from a wide range of shops, restaurants, facilities and transport links in Bournemouth town centre. As you walk out of Green Park you are just moments from the cliff top and then just a short walk to the many miles of sandy beaches below via the zig-zag.

A delightful apartment, ideal as a main residence or second home, ready to welcome new owners to make it their own.







**Communal Entrance** A communal front door with secure entryphone system leads to a welcoming entrance lobby with post boxes for each apartment. Two lifts provide access to all floors, including the secure underground car park, where a space is allocated to this apartment. Sixth floor landing, door to:

**Entrance Hall** Featuring a number of useful storage cupboards

### Living Room

23'0" x 13'2" / 7.00m x 4.00m

**Balcony One** With far reaching sea views towards Bournemouth, across Poole Bay and over to the Purbecks and Old Harry Rocks.



### Dining Room

10'11" x 10'0" / 3.32m x 3.05m

### Kitchen

10'8" x 9'0" / 3.25m x 2.75m

### Bedroom One

12'4" x 10'6" / 3.75m x 3.20

**Balcony Two** To a south-easterly aspect, with sea glimpses.

**En Suite Shower Room to Bedroom One** Modern three piece suite comprising WC, wash hand basin and walk in shower.













### Bedroom Two

11'0" x 9'10" / 3.35m x 3.00m

### Bedroom Three

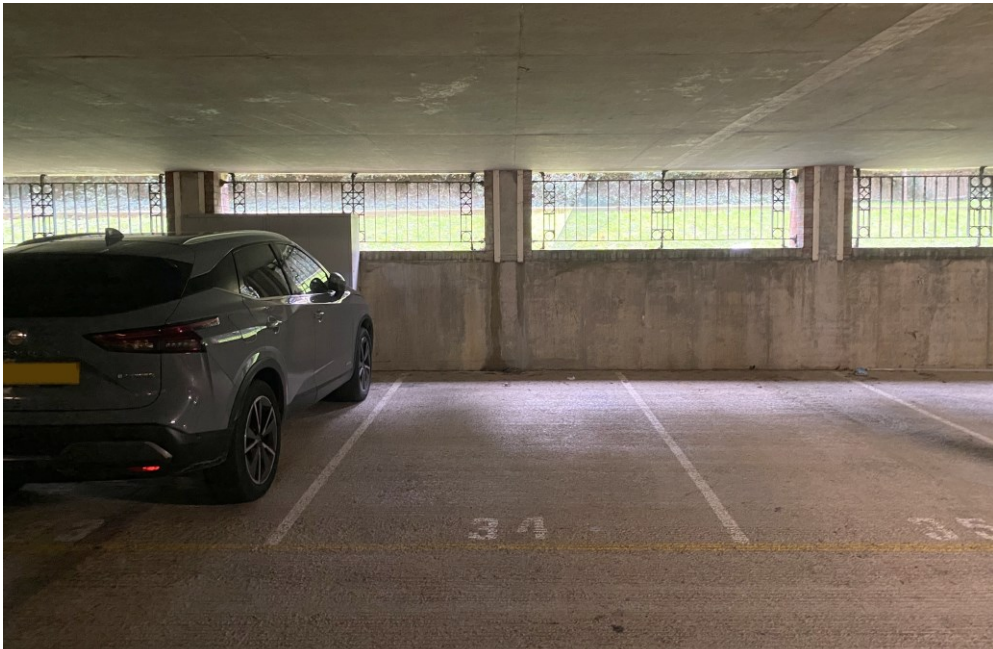
12'4" x 6'11" / 3.75m x 2.10m

**Family Bathroom** Four piece suite comprising WC, bidet, wash hand basin and bath with shower attachment over.

**Guest Cloakroom** Two piece suite comprising WC and wash hand basin.







**Outside**

Green Park is set within well-maintained communal grounds and has a resident facilities manager. A driveway from Manor Road leads to an area of surface level parking for visitors. A separate driveway leads to the secure underground car park, where a space is allocated to this apartment.

**Tenure**

Share of Freehold

**Ground Rent**

Nil

**Maintenance**

£1,233 per quarter, to include water & sewerage rates.

**Council Tax**

Band G (BCP Council)



# FLOORPLANS



Total area: approx. 109.4 sq. metres (1177.6 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USKetch  
Plan produced using PlanUp.





## Viewing by Appointment Through the Vendor's Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR  
 01202 80 50 90 ▪ hello@mollaro.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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