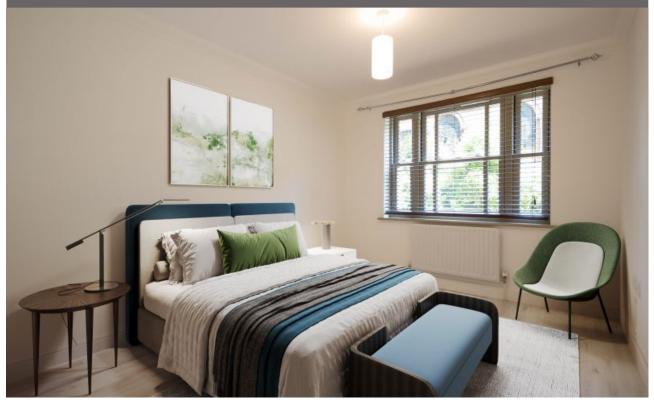


## Flat 4 East Cliff Manor 45

## Guide Price £255,000

FOR SALE





**Property Features:** 

#### **Summary**

NEW REFURBISHMENT\*\*HIGH SPEC KITCHEN AND BATHROOMS\*\*GROUND FLOOR WITH OUTSIDE PATIO SPACE\*\* Located within walking distance to Bournemouth Town Centre, with parking and fresh modern finish throughout.

#### Description

MRKT Property Experts are delighted to present this stunning fully refurbished two bedroom ground floor apartment situated on Bournemouth's East Cliff, which is within striking distance of the beach, town and local transport links. Set within a well-maintained block, this apartment would be one any resident would be happy in.

The ground floor apartment has been fully refurbished to an excellent standard with contemporary flooring, modern bathrooms and fully equipped kitchen. Well designed, the property has a great flow to it and has many stand out features, such as the beautiful bathrooms and ergonomic master suite.

Spacious throughout, the apartment offers comfortable living space in the main lounge, which also benefits from direct access to the communal gardens and its own small patio area. The kitchen features modern fittings, as well as brand new appliances (including a dishwasher and boiler). The kitchen

#### **Room Dimensions**

#### Floor Plan



GROUND FLOOR

TOTAL FLOOR AREA ( B21sq B, (76.3 sq m) approx. Weld only attempt the two reacts to answer the answer of the thorates answered free, researchment on the state of the thorates of the thorates provide and the state of the projection provide the thorates of the state of the state of the state projection provide the state of the state of the state of the state of the projection provide the state of the projection provide the state of the state of

# Energy Efficiency Rating Environmental Impact (CO<sub>2</sub>) Rating Very energy efficient - lower running costs Current (92-4) 78 (93-64) 78 (55-68) D (39-54) 6 (21-38) F

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Not energy efficient - higher running cos

**England & Wales** 

#### **EPC Certificate**

### **Additional Information**

- Council Tax Band: D
- Lease Length: 104
- Service Charge: 1407.04
- Ground Rent: 250.00

EU Directive