



# Roberts

Sales, Lettings & Block Management

**BALCONY APARTMENT**

**£225,000**



**Albany, Manor Road, Bournemouth, Dorset, BH1 3EJ**

**\*Fifth Floor Balcony Apartment \* Sea Views\***

- \* 57 Sq'M / 613.54 Sq'Ft \* One Double Bedroom \*
- \* Lounge / Diner & Separate Kitchen \* Shower Room \*
- \* Cloakroom \* Lift Served Underground Parking \*
- \* 24/7 Concierge \* Easy Access to E Cliff & Prom' \*
- \* Far Reaching Sea Views from IOW to Purbecks \*
- \* Council Tax Band C \* EPC C-Rated \***

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

## Albany, Manor Road, Bournemouth, Dorset, BH1 3EJ:

Communal entrance leading to stairs, lifts & landings. The apartment lies on the fifth floor. Front door leads into:

**Entrance Hallway:** Papered ceiling with two ceiling light points and mains wired smoke detector. Two fitted storage / cloaks cupboards. Access:

**Cloakroom:** Light point, half tiled walls, wash hand basin and low-level WC.

**Lounge / Diner:** **17' 4 x 12' 8 / 5.28m x 3.87m (approx').** Leading via double doors from entrance hallway. Having papered ceiling with four wall light points. Single panelled radiator and TV/media point. UPVC double-glazed southerly window with far reaching sea views. UPVC double-glazed casement door leading to:

**Balcony:** **12' 8 x 5' 3 / 3.87m x 1.60m (approx').** To a southerly aspect with views spanning from The Isle of Wight to the east and the Purbecks to the west. Tiled flooring, walled with railing.

**Kitchen:** **12' 6 x 8' / 3.81m x 2.43m (approx').** Panel clad ceiling with ceiling light point. UPVC double-glazed window to rear aspect with sea views. A range of wall and base mounted units with work surfaces over. One and a quarter bowl single drainer sink unit with mixer tap. Integrated electric oven with induction hob and cooker hood. Space and plumbing for washing machine and space for fridge / freezer.

**Bedroom:** **16' 9 x 14' 3 / 5.11m x 4.35m (approx').** An irregular shaped room. Having papered ceiling with ceiling light point. UPVC double-glazed window to rear aspect with sea views. Single panelled radiator. Fitted storage cupboard and door to:

**Shower Room:** **8' 2 x 6' 8 / 2.49m x 2.03m (approx').** Plain ceiling, ceiling light point and extractor. Double shower with thermostatic shower valve. Wash hand basin with mixer tap. Space saver WC and heated ladder style towel rail. Fully tiled walls and combined light and shaver point.

**Outside / Parking:** The property lies in well maintained and well-presented communal grounds. Lift served secure underground parking. Bay 34 is conveyed to the property.

**Tenure:** Share in the Freehold with the remainder of a 999-year lease.

**Council Tax:** Band C

**Service Charge:** Includes 24/7 porter / concierge service. Communal hot water, central heating, sewage and buildings insurance. £818.24 per quarter / £3,272.96 per annum.

**Sinking Fund:** £900 per quarter (£3,600 per annum) however an extensive cycle of repairs and maintenance is now complete and the reduced sinking fund schedule for 2026/27 is awaited.



