



FLAT 10
SHELLEY MANOR
SHELLEY PARK
BOURNEMOUTH
BH5 1FG

LEASEHOLD
GUIDE PRICE
£350,000 - £375,000

“A two double bedroom, two bathroom, first floor flat with modern, open plan lounge kitchen / dining room, spacious balcony and secure underground parking just 400 metres to Southbourne cliff tops”

Winkworth

for every step...

GUIDE PRICE £350,000 - £375,000

Two Bedrooms
Two Bathrooms
Modern Kitchen
Open Plan Lounge / Kitchen / Dining Room
Spacious Balcony
400 To Southbourne Cliff Tops
Secure Underground Parking With Lockable Storage

EPC: B | COUNCIL TAX: D | LEASEHOLD 110 YEARS REMAINING | MAINTENANCE £2250 P/A | GROUND RENT £100 P/A | NO PETS OR HOLIDAY LETS PERMITTED

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Why Shelley Manor?

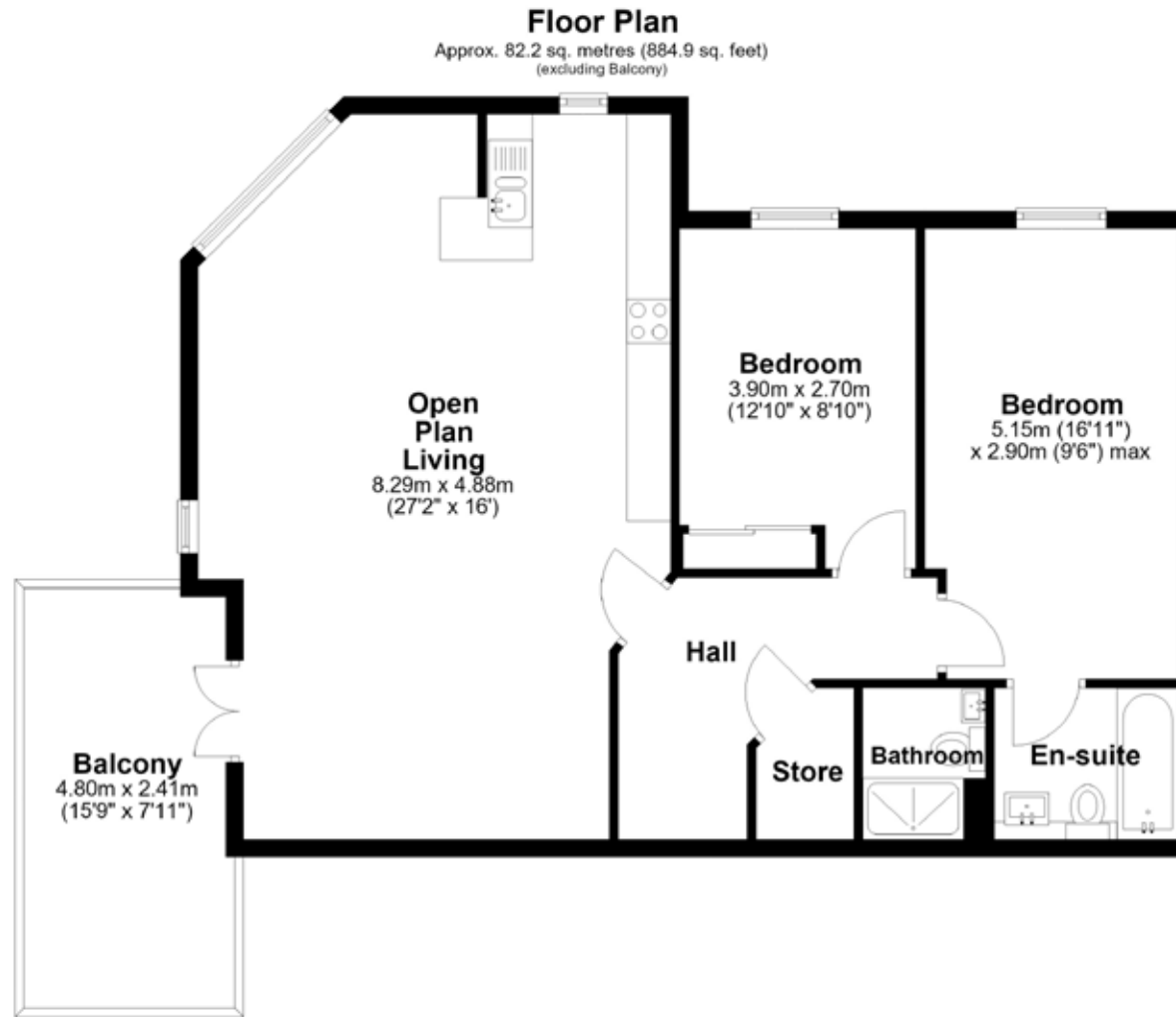
Shelley Manor sits adjacent to the prestigious Boscombe Manor. Boscombe Manor is Southbourne's most sought-after area. It is conveniently located just 400 metres to the cliff tops with panoramic sea views from the Isle Of Wight to Old Harry Rocks and home to miles of golden sandy beach and a short distance to Southbourne's high street which offers an array of independent cafés, bars and restaurants. Most of the properties in this area were built in the 1920s / 1930s oozing elegance and style with many of these beautiful gentleman's residences having retained their original character features which include oak panelled entrance hallways. Whether you are taking a leisurely stroll along the cliff tops down to the beach or simply sitting in the cliff top café with a coffee admiring the views, Boscombe Manor is not to be missed!

This modern two double bedroom first floor apartment is well presented throughout and enjoy a an open plan kitchen / dining / lounge which is flooded with natural light and direct access to a spacious balcony. The kitchen area is fitted with a range of cabinets with integrated appliances with counter tops to complement and breakfast bar seating for two.

Both bedrooms are double in size with the primary benefiting from an en-suite bathroom which incorporates a bath with over head shower, wash hand basin and wc with modern wall and floor tiles. The family shower room is stylishly fitted.

The property is conveyed with secure underground parking and a lockable storage cupboard.





Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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