



Manor Road, Dorset, BH1

£339,950 *Share of Freehold*

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A bright spacious and well-presented three -bedroom apartment which is situated in an enviable position on the East Cliff. The award-winning beach is very close as are local amenities and good transport links.

KEY FEATURES

- Gated development
- Sea views
- Three good size bedrooms
- Lounge and dining area
- Spacious kitchen
- Fitted bathrooms
- Secure underground parking



Westbourne

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DESCRIPTION

Keystone Court is incredibly popular gated development which is set in a fantastic position close to both the beach and local amenities on the East Cliff in Bournemouth.

The apartment is situated on the sixth floor which can be accessed via a lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which runs the length of the apartment; houses three large storage cupboards and doors to principal rooms.

The lounge and dining area are incredibly bright, enjoying a southerly aspect with lots of windows and a sliding patio door which leads out on to the sunny balcony with sea views. The kitchen is spacious and comprises of a range of base and eye level work units with space and plumbing for domestic appliances and space for a breakfast table if

required.

There are three good sized bedrooms. The master bedroom has the added benefit of fitted wardrobes and an en suite with wc, wash hand basin and panel bath with shower above. The family bathroom is tiled and comprises of a suite to include wc, wash hand basin and panel bath with shower above.

An underground parking space is conveyed with the apartment.





LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold

Term: 961 year and 8 months

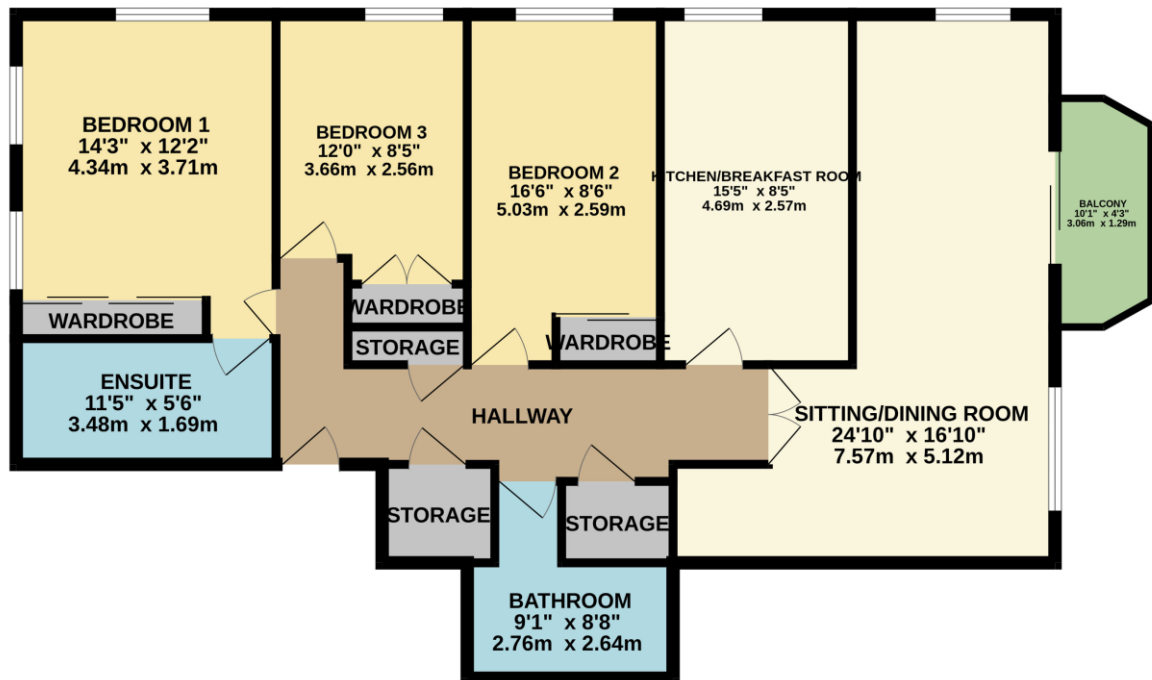
Service Charge: £4600 per annum

Council Tax Band: F

EPC rating: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	82 B	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SIXTH FLOOR
1248 sq.ft. (115.9 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (115.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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