



## ERINBANK MANSIONS, MANOR ROAD, BOURNEMOUTH, DORSET, BH1

### **£200,000 SHARE OF FREEHOLD**

A bright and exceptionally well presented second floor apartment which is situated in an enviable location close to local amenities and the beach. The property offers generous sized, modern accommodation throughout.

Mansion style development | One double bedroom | Large lounge diner | Contemporary kitchen | Modern bathroom | Close to the beach | Resident parking | Service charge includes; heating, hot water, water/sewerage, building insurance

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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.





## DESCRIPTION

Introducing a stunning second floor flat in a mansion style development in the sought-after location of Bournemouth. This contemporary property features one double bedroom, a large lounge diner, modern kitchen, and a sleek, modern bathroom.

There is the convenience of resident parking in this excellent property. The location offers a short walk to the beach, close proximity to Bournemouth town centre, and easy access to good transport links.

SECOND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.2 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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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** A

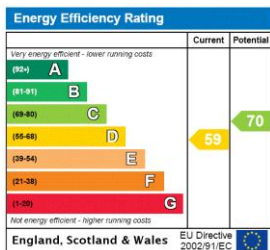
**TENURE:** Share of Freehold 983 Years

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2600pa

## AT A GLANCE

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