



Le Petit Manoir, Bournemouth, Dorset, BH1

£220,000 *Share of Freehold*

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A well presented two bedroom ground floor apartment with direct access into the communal garden. Conveniently situated close to good transport links. local amenities and the beach.

KEY FEATURES

- Ground floor
- Two bedrooms
- Large lounge diner
- Modern kitchen
- Two contemporary bathrooms
- Allocated parking
- Direct communal garden access



Westbourne

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DESCRIPTION

Offered in excellent condition, this beautifully presented ground floor apartment is an ideal choice for buyers seeking a well-appointed home in the heart of Bournemouth. Boasting a generous 597 sqft of thoughtfully arranged living space, the property features two spacious bedrooms and two contemporary bathrooms, ensuring comfort and privacy for residents and guests alike.

At the heart of the home lies a large lounge diner—perfect for entertaining or relaxing—which seamlessly flows into a sleek modern kitchen, complete with quality fittings. Double glazing throughout and a brand new gas-fired central heating system with combination boiler guarantee warmth and efficiency whatever the season.

Residents enjoy the added benefit of direct access to well-maintained communal gardens—a peaceful spot to unwind outdoors. The

property also includes allocated parking for utmost convenience.

Perfectly positioned, the apartment is just a short stroll from Bournemouth's vibrant town centre, offering a wide array of shops, restaurants, and amenities. Excellent transport links nearby make commuting and exploring the wider region effortless, while the golden sands of Bournemouth beach are within easy walking distance, promising leisurely seaside days at your doorstep.

This is a superb opportunity to secure an immaculate, well-located home with everything you need right on your doorstep.





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.

MATERIAL INFO

Tenure: Share of Freehold

Term: 105 year and 0 months

Service Charge: £2600 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

EPC rating: B

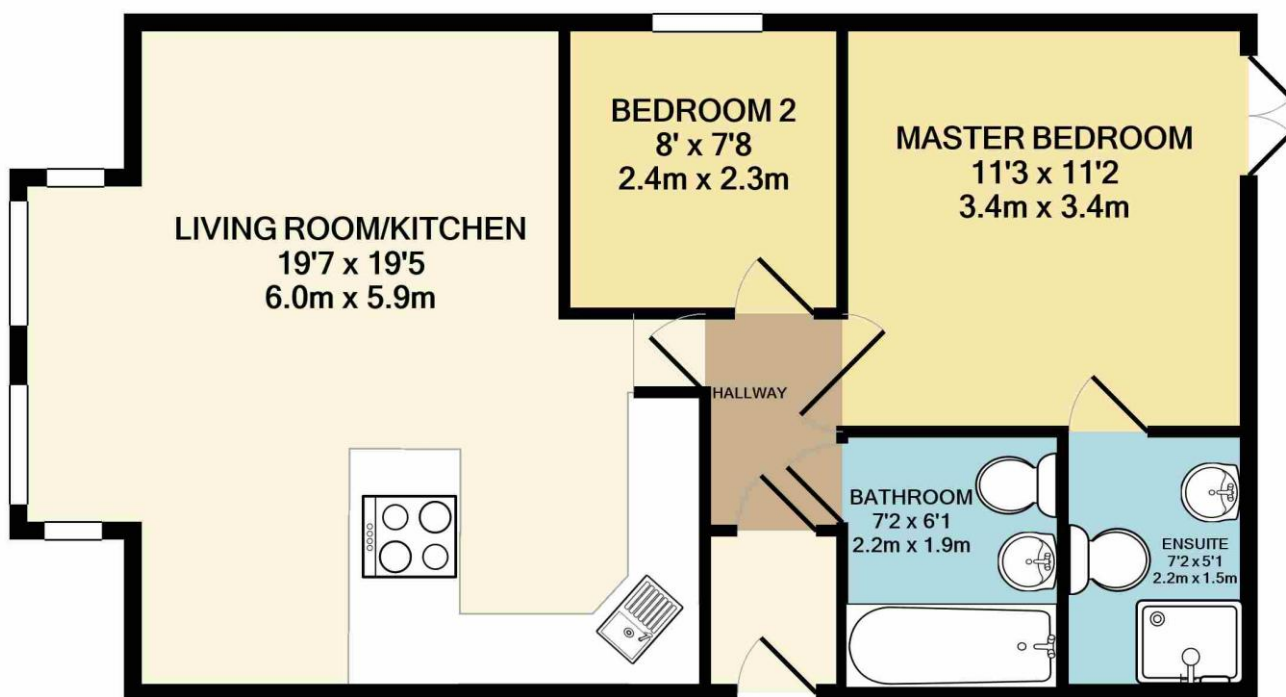
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 597 SQ.FT. (55.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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