

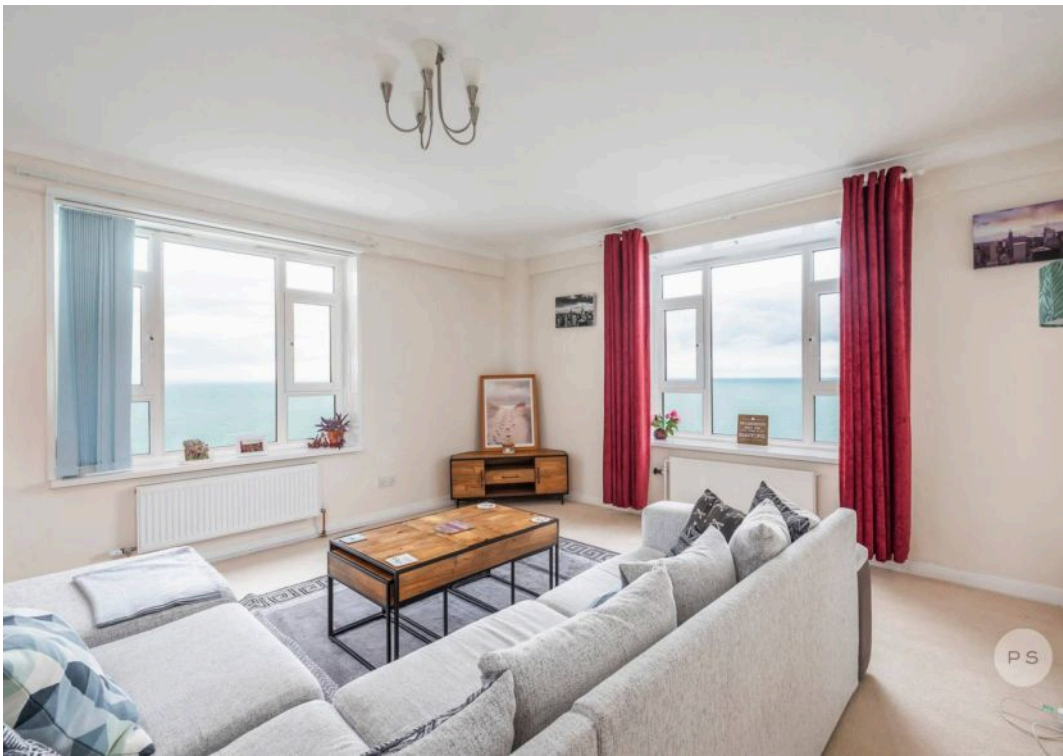
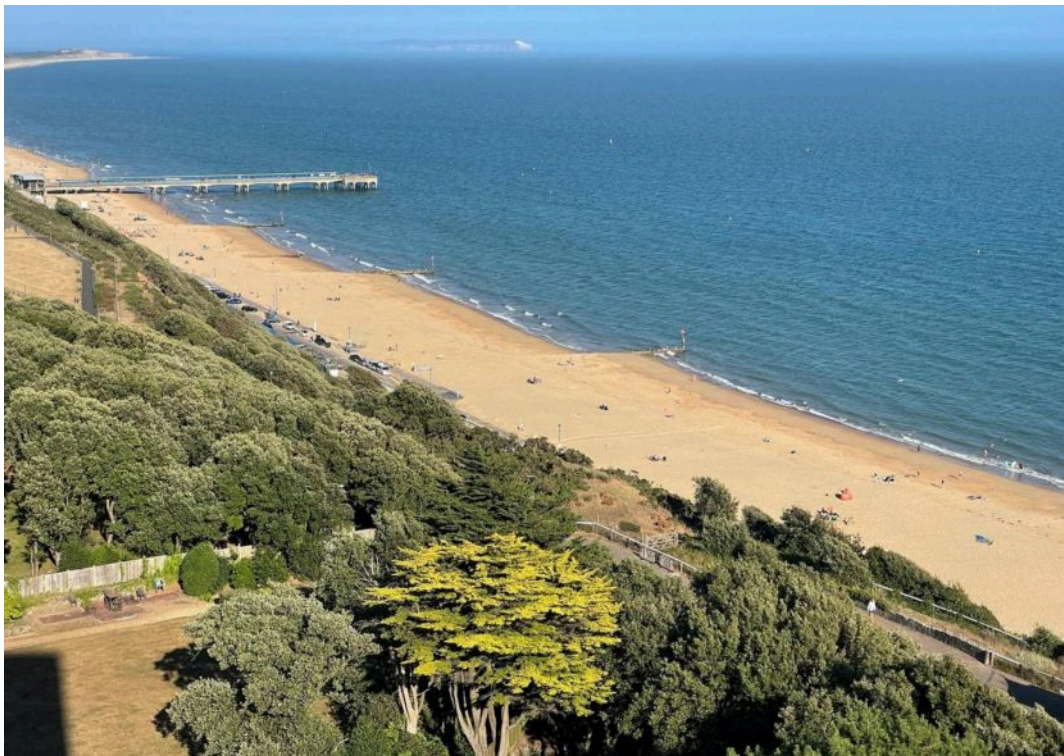
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Flat 135, Albany Manor Road, Bournemouth - BH1 3EL

Guide Price £629,950

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# Flat 135 Albany

Manor Road, Bournemouth

Experience exceptional coastal living in this well-presented 13th-floor apartment, set within the prestigious Albany development on Bournemouth's sought-after East Cliff. Enjoy panoramic 180-degree views over Poole Bay and golden sandy bathing beaches.

- Spectacular 13th-floor apartment
- Far reaching frontline views of Poole Bay and beach , from all principle rooms
- Large living area, opens onto an enclosed sun balcony
- Enjoying the views from sun rise to sun set
- 3 double bedrooms, ensuite to the principle bedroom, plus balcony access
- Year round enclosed balcony with 180 degree vistas
- Central heating and hot water included in service charge
- Secure garage plus surface parking
- Sought after Eastcliff location, steps from award winning beaches and town centre
- Close to all transport links
- 1501.6 sq.ft of accommodation
- Share of Freehold
- Maintenance £6,747.08 pa



The residence welcomes you with a bright, spacious entrance hall that connects all principal rooms. Accommodation includes three generous double bedrooms, all with fitted wardrobes, and an en suite to the principal bedroom.

The expansive living and dining area opens to a year-round enclosed sun balcony, as does the principal bedroom, both offering breath-taking coastal vistas. A modern fitted kitchen, complete with ample storage and various appliances, also boasts stunning sea views stretching towards Bournemouth Pier and beyond.

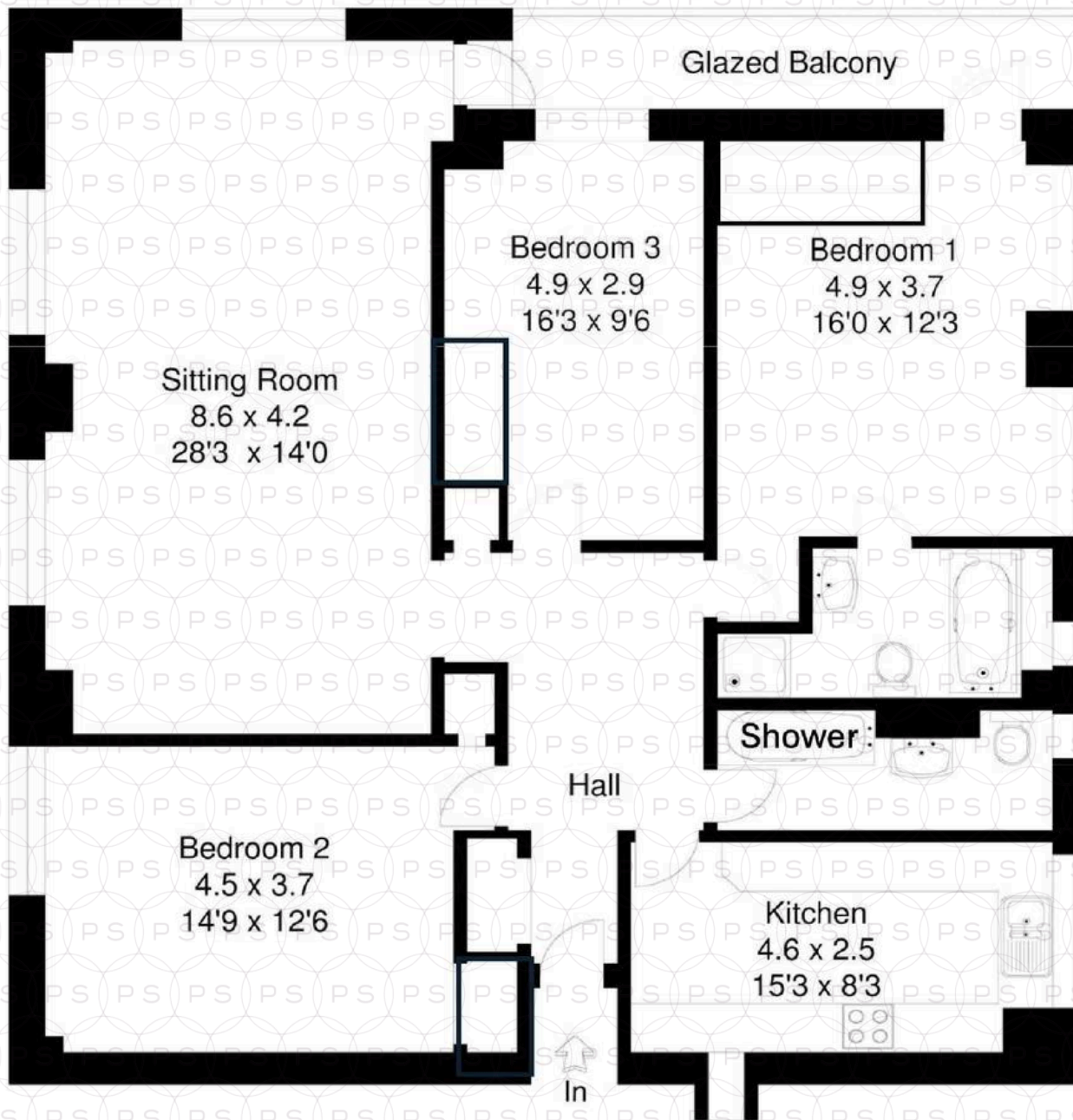
Further benefits include a private lock-up garage, additional surface parking, and 24-hour porter service for peace of mind. The Albany is immaculately maintained, offering a share of freehold, efficient central heating and hot water included in the service charge, and no forward chain for a seamless purchase.

## Location

Ideally positioned on East Cliff, residents are moments from award-winning beaches, Castlepoint Shopping Centre, and Bournemouth's vibrant town centre. Excellent transport connections are close at hand, with mainline train stations, bus routes, and Bournemouth Airport all easily accessible—making this apartment a perfect base for enjoying the very best of coastal living.











# Philippa Sole Ltd

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