







House and Son are pleased to offer for sale this spacious East Cliff residence, in the 'Iconic' Albany development; presented in excellent order throughout, with fine sea and garden views from the principal rooms; also benefitting from a secure, underground car parking space and the apartment is offered with no forward chain.

Albany, comprises of one hundred and thirty-two apartments, with two further penthouses, arranged over seventeen floors. There is a 24-hour porter service, monitored CCTV system and a communal heating and hot water system (All included in the Service Charge). Albany is enviably situated, in a most central position, on the fabulous East Cliff, being close to both the award-winning beaches and a wide variety of shops and entertainment facilities.

A superb and highly respected and sought after development, featuring a beautifully presented communal reception lobby, with Porters Reception/Office and access to the passenger lifts, service lifts and stairs to all floors. From the lobby, there is access to the stunning landscaped communal gardens with private direct access onto the cliff top; to the beach paths, leading down to the Beach, Bournemouth Pier, Pleasure Gardens and the main Shopping area.



The apartment itself, benefits from a reception hall with ample storage cupboards, two good size double bedrooms with sea views, two bathrooms (one ensuite), balcony with access from the master bedroom and also from the spacious, 28ft x 14ft dual aspect lounge dining room, with both rooms enjoying super sea and garden views.

The bathrooms are modern as is the fitted kitchen, which includes: integrated dish washer, washer/dryer, fridge/freezer, double oven and induction hob. Further benefits include fitted storage cupboards in the entrance hall and both bedrooms, double glazed windows throughout and a Share of the Freehold. Viewing is highly recommended!

### **ENTRANCE HALL**

16' 9" x 9' 7" to 3' 3" (5.11m x 2.95m to 0.99m)

### **LIVING ROOM**

28' 0" x 14' 0" (8.53m x 4.27m)

### **BALCONY**

19' 2" x 5' 2" (5.84m x 1.57m)

### **KITCHEN**

15' 2" x 8' 1" (4.62m x 2.46m)

### **MASTER BEDROOM**

16' 2" x 12' 2" (4.93m x 3.71m)

### **ENSUITE**

8' 10" x 5' 8" exc recess (2.69m x 1.73m)

### **BEDROOM TWO**

16' 1" x 9' 7" (4.9m x 2.92m)

### **BATHROOM**

12' 2" x 5' 1" (3.71m x 1.55m)

### **UNDERGROUND PARKING SPACE**

### **TENURE AND CHARGES**

Tenure: Leasehold with a Share of the Freehold

Service Charge: Approximately £10,500 per annum

Council Tax: Band 'E'

Energy Performance Rating: 'D'



House & Son - Albany Floorplan

