



Flat 13, 14 Boscombe Spa Road

Boscombe Spa BH5 1AZ

ASKING PRICE £495,000

Winkworth





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This spacious south facing penthouse apartment is located in a purpose-built block (constructed in 2004) and comes with sea views from the lounge and balcony. The expansive lounge / dining room makes a fabulous living space with plenty of natural light entering the room via the skylight, windows and balcony door. You have sea views from the lounge and balcony and Boscombe Pier and beach nearby with views from the property. The property also benefits from a skylight in the entrance hall giving the hallway a bright and airy feel.

The main bedroom comes with a fully tiled stylish bathroom with separate shower cubicle, low level WC, washbasin, and large bath. Bedroom two is a good size room and bedroom three could fit a double bed however currently utilized as a home office. There is a separate shower rooms which is again fully tiled and has a shower cubicle, low level WC and wash basin. The peninsula kitchen / breakfast room offers casual bar seating and ample space for a dining table and chairs. It comes with a built-in dishwasher, washer dryer, oven hob with extractor fan and fridge/freezer. Features include gas central heating, power showers, double glazing, a security entry phone system, lift to all floors and large airing cupboard. Outside - to the front of the block are the communal lawned grounds whilst to the rear are the parking spaces of which one is allocated with this property.

Three Double Bedrooms | Spacious Lounge | Large Kitchen | Modern Bathrooms | Balcony | Large Attic | Allocated Parking | Close to Beach | En-suite

Leasehold 108 years | EPC: C | Council Tax: E |
Maintenance £2562pa | Ground Rent £200 pa

01202 434365
southbourne@winkworth.co.uk



GROSS INTERNAL AREA
FLOOR 1: 1469 sq. ft, 136 m²
TOTAL: 1469 sq. ft, 136 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DISCLAIMER: Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Boscombe neighbours both Bournemouth and Southbourne and Boscombe High Street offers a varied shopping experience with a number of supermarkets and well-known high street stores. The area benefits from a number of local attractions including the award-winning blue flag sandy beaches with a level walk promenade extending from Hengistbury Head through to Sandbanks. A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife.

A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away.

Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Winkworth Southbourne
29 Southbourne Grove, Bournemouth, Dorset, BH6 3QT
01202 434365 | southbourne@winkworth.co.uk
winkworth.co.uk/southbourne

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