

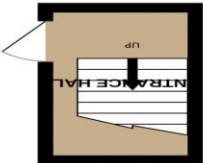
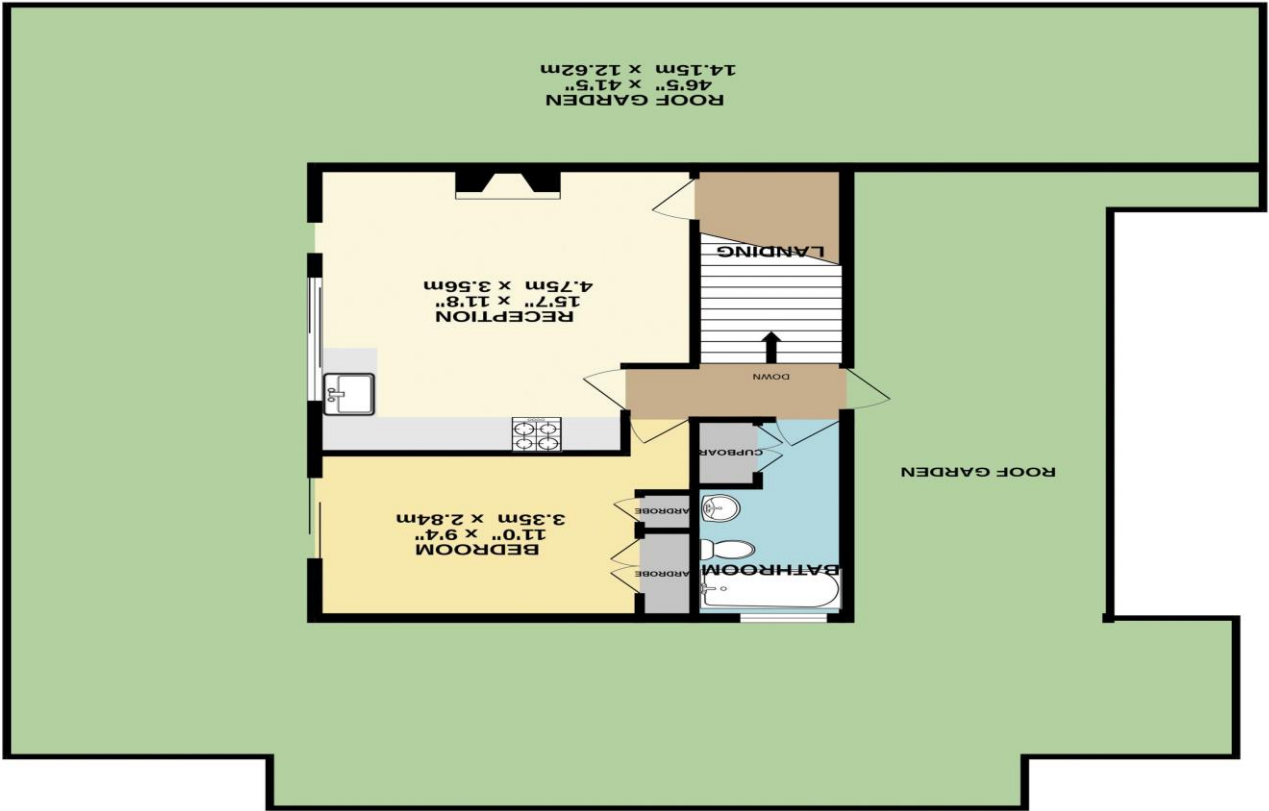


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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THIRD FLOOR  
553 sq.ft. (51.3 sq.m.) approx.

ENTRANCE LEVEL  
54 sq.ft. (5.0 sq.m.) approx.



Estate Agents



Auctioneers



## Florence Road, Boscombe, Bournemouth, BH5 1HH

### £199,000 – Share of Freehold

**Private Staircase Leads to Second Floor | Private Entrance Hall | Open Plan Living Room/Kitchen | Double Bedroom Bathroom  
Large Private Roof Terrace with Far Reaching Views and Sea Glimpses | Share of Freehold**

This exquisite top-floor penthouse offers a vast private roof terrace with breathtaking 360-degree views of Bournemouth and views of the sea. Perfect for first-time buyers or as a charming second home, this apartment is ideally situated just half a mile from the award-winning Blue Flag beaches of Boscombe Spa.

Step inside to find a warm and inviting open-plan lounge and kitchen, complete with a stylish working log burner. It's the ideal spot to cosy up on chilly winter nights or to unwind on the terrace during summer evenings as you watch the sunset paint the sky. The bedroom includes built-in wardrobes and benefits from sliding double doors that lead out to the roof terrace. The family bathroom is modern and features a sunken bath with a shower overhead, a close-coupled W.C., and a wash basin set in a vanity unit with ample storage.

With a share of the freehold and allocated parking, this property is a remarkable opportunity for anyone looking to invest in their future. Whether as a first home or a getaway, it can be securely left vacant when not in use.

Don't miss out—viewings are highly recommended to fully appreciate everything this unique property has to offer!

Tenure: Share of Freehold  
Maintenance/Service Charge: £76 per month  
Council Tax Banding: C  
Ground Rent: Nil  
EPC Rating: 71 | C

