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1250 CHRISTCHURCH ROAD

BOURNEMOUTH, DORSET

A BOUTIQUE COLLECTION OF LUXURY APARTMENTS DEVELOPED BY CULLEN HOMES



1250

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FOUNDED IN 2014, CULLEN HOMES HAS AN OVERRIDING MISSION TO CREATE THE MOST LUXURIOUS WATERSIDE PROPERTIES ON THE SOUTH COAST.

“Over the years, the majority of our developments have sold off-plan and have proven to be excellent investments as well as idyllic primary or second homes for our clients.

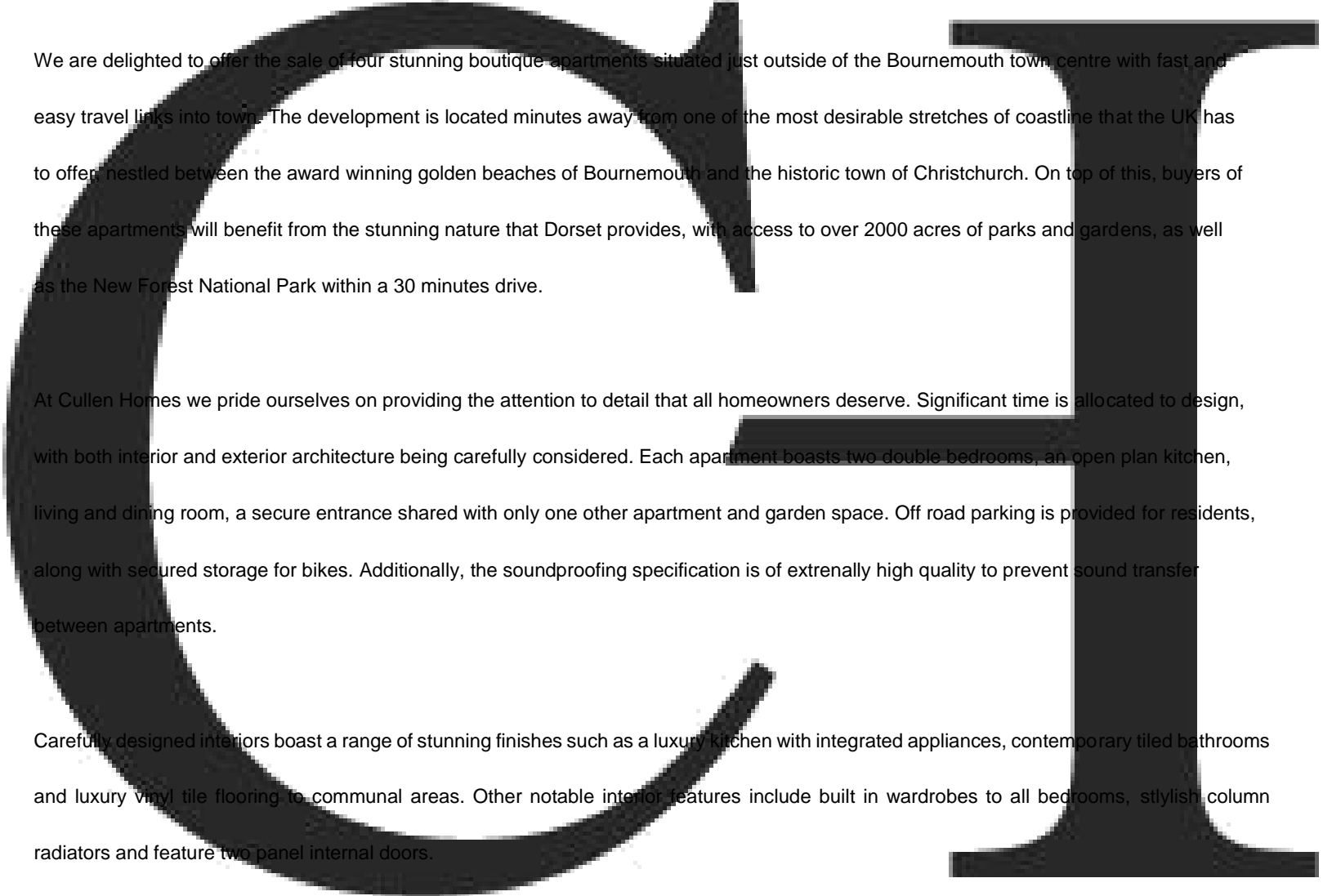
The bespoke product, focusing on attention to detail, paired with the prime waterside sites generally of low supply, has in many cases allowed purchasers to realise capital gains when considering agent’s market valuations or off-market offers post handover”.



Tom Cullen
Managing Director

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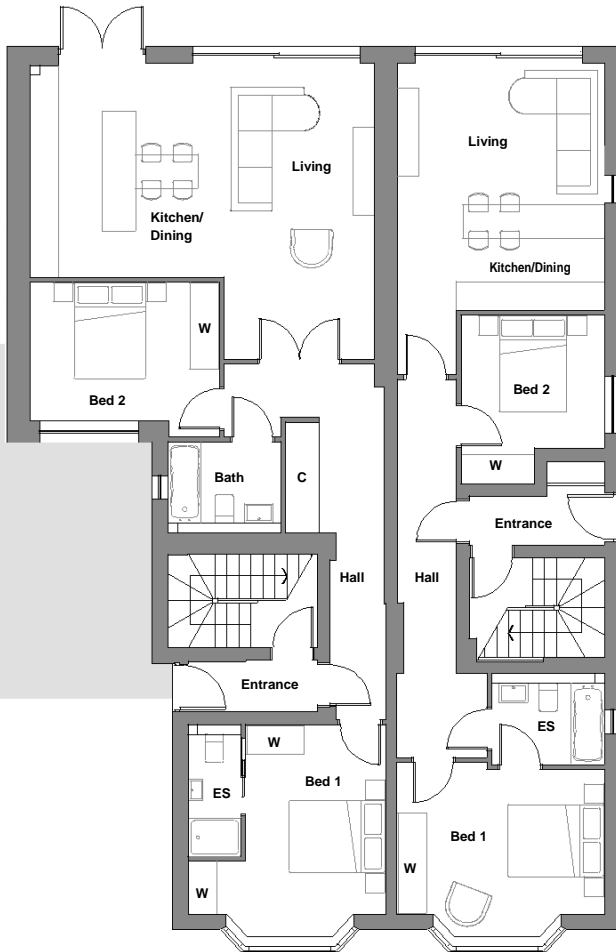
We are delighted to offer the sale of four stunning boutique apartments situated just outside of the Bournemouth town centre with fast and easy travel links into town. The development is located minutes away from one of the most desirable stretches of coastline that the UK has to offer, nestled between the award winning golden beaches of Bournemouth and the historic town of Christchurch. On top of this, buyers of these apartments will benefit from the stunning nature that Dorset provides, with access to over 2000 acres of parks and gardens, as well as the New Forest National Park within a 30 minutes drive.

At Cullen Homes we pride ourselves on providing the attention to detail that all homeowners deserve. Significant time is allocated to design, with both interior and exterior architecture being carefully considered. Each apartment boasts two double bedrooms, an open plan kitchen, living and dining room, a secure entrance shared with only one other apartment and garden space. Off road parking is provided for residents, along with secured storage for bikes. Additionally, the soundproofing specification is of extremely high quality to prevent sound transfer between apartments.

Carefully designed interiors boast a range of stunning finishes such as a luxury kitchen with integrated appliances, contemporary tiled bathrooms and luxury vinyl tile flooring to communal areas. Other notable interior features include built in wardrobes to all bedrooms, stylish column radiators and feature two panel internal doors.

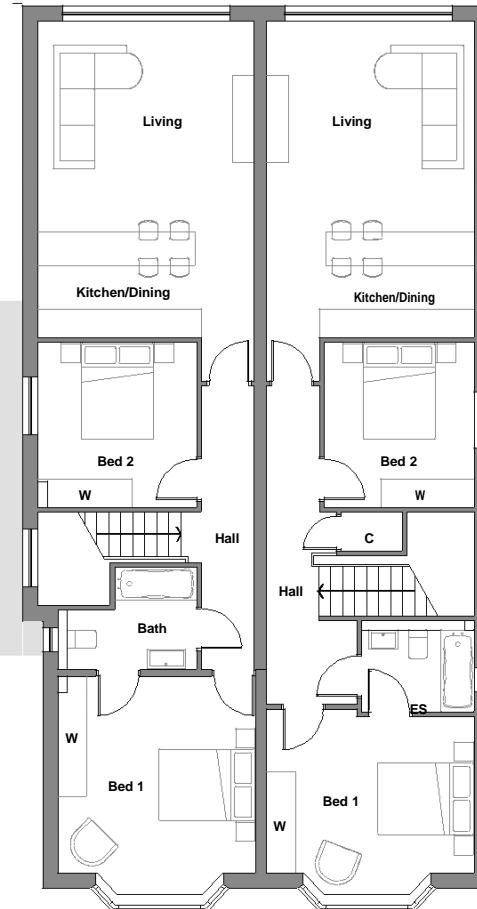


1250 Christchurch Road.



APT 1

APT 2



APT 3

APT 4

External Areas.



KEY:

- 01:** BOUNDARY TREATMENT AS EXISTING
- 02:** NEW 1.8M HIGH TIMBER FENCE
- 03:** NEW HARD SURFACING WITH PARKING SET OUT FOR 3 CARS
- 04:** SHARED ACCESS TO GARDENS
- 05:** COMMUNAL GARDEN ACCESS FOR FIRST FLOOR FLATS
- 06:** NEW PLANTING
- 07:** BIN STORAGE / COLLECTION AREA
- 08:** BIKE STORE



Specification.

Kitchen

- Fully fitted contemporary designed kitchen with integrated high level dining space
- BEKO AeroPerfect single oven in all black
- BEKO electric induction hob with canopy hood extractor fan
- Integrated BEKO 70/30 fridge/freezer
- Integrated BEKO dishwasher
- Integrated cutlery tray and refuse bin
- Matte black kitchen tap with pull-out function
- Lamona white single bowl ceramic sink
- 22mm Square edge marble effect worktops and splashback

Internal features

- Period two panel white internal doors with matte black ironmongery
- Internal walls painted in soft white
- Amtico LVT flooring to hallway, kitchen, living and dining areas
- Luxury carpets fitted to bedrooms
- Double bedrooms with fitted wardrobes

Lighting & electrical

- Dimmable downlights fitted throughout
- Pendant light fittings to kitchen island / dining space
- LED feature lighting in bathrooms
- Heated bathroom mirrors to prevent mist
- Shaver points fitted in all bathrooms
- Mains operated smoke alarms with battery backup
- Video enabled doorbell
- Electric car charging points
- Feature external lighting on auto dusk timer

Heating

- High efficiency combi boiler
- Stylish white column radiators throughout apartment controlled manually by Heatmiser thermostat or remotely through the app
- Electric underfloor heating and wet fed heated towel rail in bathroom

Bathrooms

- Luxury matte black sanitaryware
- Concealed thermostatic shower kit with rainfall shower head
- Contemporary wall hung vanity unit with porcelain basin
- Fully tiled wet area with bath and clear glass screen
- Additional ensuite for apartment one with shower enclosure
- Luxury floor and wall tiles throughout bathrooms

External features

- UPVC double glazed windows
- Off road parking available for each apartment
- Communal bike storage
- Private gardens for ground floor apartments
- Communal garden for first floor apartments
- Individual post box for each apartment
- Light grey coloured tarmac driveway and paths
- Low maintenance artificial grass to all gardens
- Hidden communal bin store

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