



Offers Over £425,000

Marina Close, Bournemouth, BH5 1BT



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Description

A superb two double bedroom frontline ground floor apartment with stunning sea views. Situated in a sought-after gated development built just 20 years ago, the property offers beachside living at its very best with Boscombe Pier and seafront just a few hundred yards away.

The property is accessed via a well-presented communal entrance with video entry and concierge service. Additional secure entrances with lifts are found to the rear with direct access to the ground floor visitor carpark and underground allocated parking.

A private front door leads into the welcoming entrance hall where there are two generous storage cupboards and doors to all principle rooms. An impressive reception room is located on the south elevation with vast glass sliding doors which showcase the spectacular sea views and lead to the substantial private terrace that is a superb space for entertaining and alfresco dining. Further double doors lead to a contemporary and spacious kitchen/breakfast room where there is a feature glazed bay which has space for a breakfast table, again giving superb sea views. The kitchen boasts plentiful workspace, a range of storage units, integrated NEFF appliances and filtered drinking tap.

The principle bedroom is a generous size with fitted wardrobes and a modern fully tiled, four-piece en-suite bath/shower room. The second double bedroom also benefits from fitted wardrobes and is served by the fully tiled family shower room.

Presented in immaculate order throughout this property would make a perfect primary residence or second home. Offered with no forward chain this superb property must be viewed to appreciate all it has to offer.

Area

Boscombe Spa is a popular suburb of Bournemouth situated to the south-east of the conurbation between Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Having undergone extensive investment the area boasts award-winning blue flag beaches, pier, promenade with sea amenities, chine gardens and popular bars/bistros selling local produce. There are mainline rail links at Pokesdown and Bournemouth train stations which provides direct access to Southampton, Southampton Airport and London Waterloo. Bournemouth Airport offers International Flights to Europe and nearby Port of Poole offers ferry services to France and The Channel Islands.

Tenure

Leasehold

1st January 2002 - 31st December 2126

Remaining - 103 years

Ground Rent £600 per annum

Service Charge £3,600 per annum

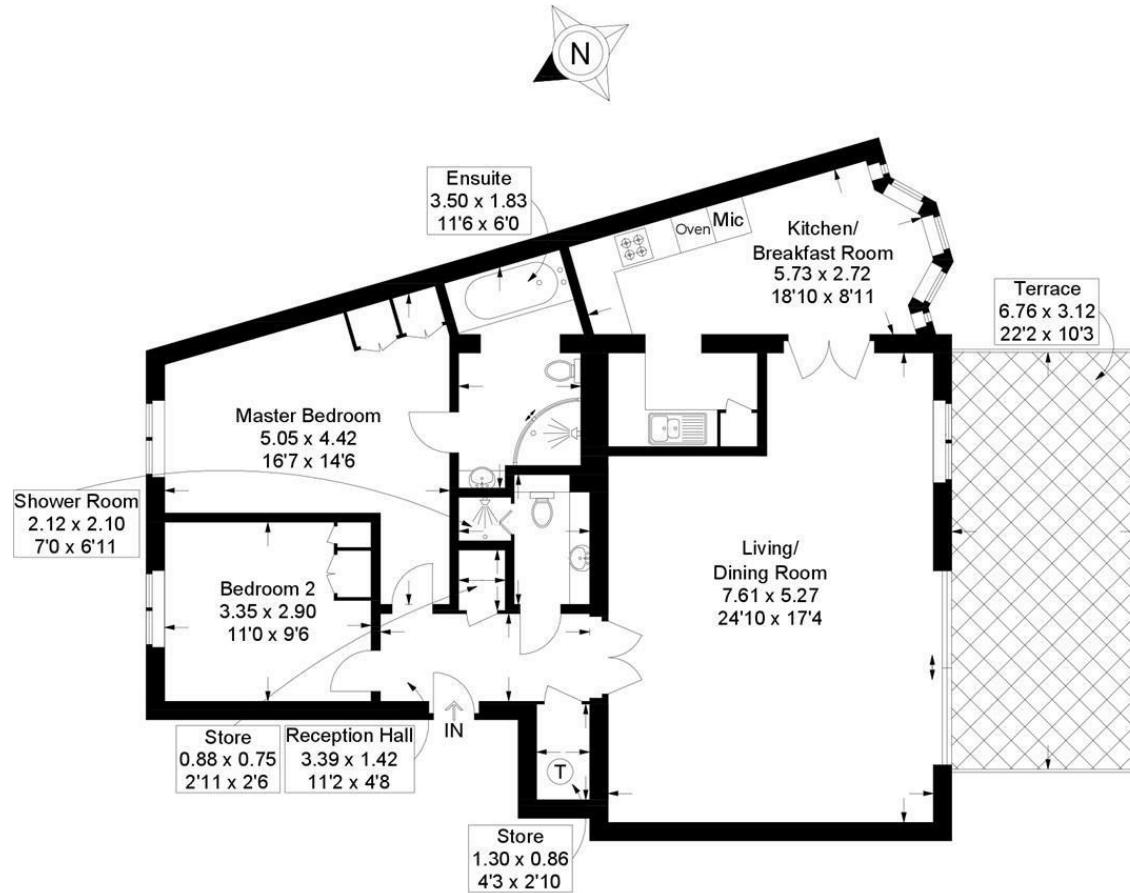
This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.

FEATURES & SPECIFICATIONS

- Superb Sea Views Over Poole Bay
- Substantial Private Terrace/Garden Area
- Two Double Bedrooms,
- Two Plush Bathrooms
- Larger Design Apartment
- New Electric Radiators
- Water Softener Unit
- Allocated Underground Parking
- Sought After Well-Maintained Block
- No Forward Chain

The Point, Marina Close, Boscombe

Approximate Gross Internal Area = 102 sq m / 1098 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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