

WATERSIDE
PROPERTIES



THE POINT

Boscombe Spa is a suburb of Bournemouth. Historically part of Hampshire, it is located to the East of Bournemouth Town Centre and West of Southbourne. It developed rapidly from a small village to a seaside resort after the first Boscombe Pier was opened in 1889 and has a fantastic sandy beach running from Hengistbury Head to Poole. Since the in-depth regeneration program for Boscombe Spa, the seafront has transformed into a "mini-California" with a great safe beach vibe in the Summer, and several contemporary restaurants which many travel to from outside the area.

A wonderful development with commanding views over Boscombe Pier, beaches and beyond. This is a gated development containing two to four bedroom apartments with a concierge, Monday - Friday 8am - 12noon, and all apartments have access to the communal satellite dish. The apartment is positioned on the fourth floor and boasts views from the private balcony down to the beaches and Boscombe Pier. The apartment comes with an underground allocated parking space and communal bike storage. The kitchen has integrated appliances and separate dining area with a window overlooking the balcony.

The living room is bright and spacious and leads directly out onto the balcony, the perfect place to enjoy the sea views after a day on the beach or a hard day at work. The apartment boasts two double bedrooms, the master with en-suite bathroom. There is a family shower room that comes off the hallway next to the super handy storage space. Additional benefits include UPVC double glazed windows and patio doors and electric heating throughout all rooms. The property is offered in superb condition throughout.





ACTIVITIES AND TRANSPORT

The Point is ideally situated for the beach front promenade which runs along the beach direct to Sandbanks Chain Ferry which you can walk or ride - 5.8 miles
Bournemouth Town Centre - 2.2 miles
Sea & Beaches - 150 meters
Southbourne High Street - 1.4 miles
Hengistbury Head - 3.6 miles
Parkstone Golf Club - 5.5 miles
Christchurch Sailing Club - 3.9 miles
Christchurch Harbour - 5.5 miles
Bournemouth Airport - 6.7 miles
Bournemouth Station - 1.3 miles, 120 minutes to London Waterloo

COUNCIL TAX

Band D

TENURE

Leasehold, 125 years with 104 remaining. Service Charge £3985.52pa. Ground Rent £600pa. Water and Sewage charges are included.

EPC

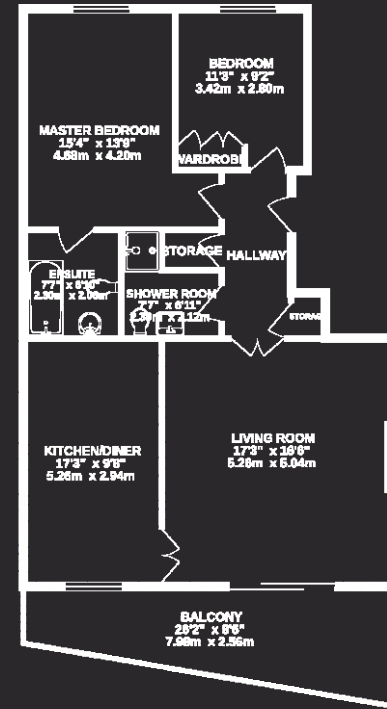
Rating B

SERVICES

All mains services are available at the property. We would emphasise that none of the services or equipment referred to in these particulars have been tested.

NOTES

Photographs may have been taken with a wide angle or telephoto lens and are intended to give an overall image of the property.



Total Area: 895ft² ... 83.1m²

All measurements are approximate and for display purposes only. Garages, conservatories, sun rooms, etc. are not included in total floor areas.

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bournemouth@watersideproperties.com

www.watersideproperties.com

35 Southbourne Grove | Southbourne | Dorset BH6 3QT 01202 974891

6 Castle Street | Christchurch | Dorset BH23 1DT 01202 974891

The Agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for the purpose. The Buyer is advised to obtain verification from his or her professional Buyer. References to the tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.