



**Sanderling Court Boscombe Spa Road, Bournemouth BH5 1BH**

**welcome to**

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Modern Two Bedroom Second Floor Apartment in Sought-After Location with Sea Glimpses,Situated within the highly desirable \*Sanderling Court\*, a purpose-built block in the heart of Boscombe Spa Road, this spacious two-bedroom apartment offers a blend of modern living and coastal charm.





**Entrance Hall**

**Lounge Diner**

18' 8" max x 14' 8" ( 5.69m max x 4.47m )

**Kitchen**

8' 8" x 8' 5" ( 2.64m x 2.57m )

**Bedroom One**

17' 2" max x 11' 4" ( 5.23m max x 3.45m )

**Ensuite**

**Bedroom Two**

16' max x 14' 5" ( 4.88m max x 4.39m )

**Bathroom**

9' 6" x 6' 1" ( 2.90m x 1.85m )

**Balcony**

**Garage**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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## Sanderling Court Boscombe Spa Road, Bournemouth

- Two Double Bedrooms
- Master Bedroom with Ensuite Shower Room
- Spacious Lounge/Diner with French Doors Opening to Balcony
- Ample Built-in Storage
- Secure Gated Car Park with Allocated Garage

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTN110000 - 0003

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