



Sanderling Court Boscombe Spa Road, Bournemouth BH5 1BH

welcome to

Sanderling Court Boscombe Spa Road, Bournemouth

Modern Two Bedroom Second Floor Apartment with garage is 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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- Two Double Bedrooms
- Master Bedroom with Ensuite Shower Room
- Spacious Lounge/Diner with French Doors Opening to Balcony
- Ample Built-in Storage

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3000.00

Ground Rent: 120.00

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.

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTN110000 - 0006

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