



FLAT 2 MARINA TOWERS  
BOSCOMBE PIER  
Dorset, BH5 1BJ

£1,400 PCM

[goadsby.com](https://goadsby.com)



# TWO DOUBLE BEDROOM APARTMENT CLOSE TO BOSCOMBE PIER AND SEAFRONT

- Two Bedroom Apartment
- Offered Unfurnished
- Sea View From Patio & Bedroom
- Modern Throughout
- EPC Rating: Band B

| Energy Efficiency Rating                     |   |    |
|--|---|----|
| Most energy efficient - lower running costs  |   |    |
| (95-100)                                     | A |    |
| (81-94)                                      | B | 82 |
| (69-80)                                      | C |    |
| (55-68)                                      | D |    |
| (43-54)                                      | E |    |
| (31-42)                                      | F |    |
| (13-30)                                      | G |    |
| Most energy efficient - higher running costs |   |    |
| England & Wales                              |   |    |
| EU Directive 2002/91/EC                      |   |    |
| www.epc-uk.com                               |   |    |

Reference: 1131735

Deposit Amount - £1615.38  
Council Tax - Band D

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators

**Parking:** Allocated Parking Space

## Utilities:

Mains Supply Electricity  
Mains Supply Gas  
Mains Supply Water - metered

**Drainage:** Mains Private Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

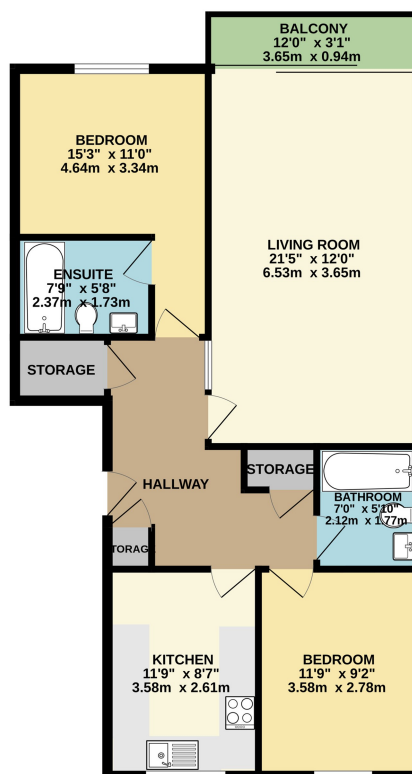
**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to  
gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



Spacious two bedroom apartment located on The Marina close to Boscombe Pier. The property has is modern throughout, there are two double bedrooms the largest of which has an en-suite bathroom and the other is serviced by the main family bathroom. The living room is spacious with ample room for living and dining room furniture and has access to the patio. There are sea views from the patio, your living room and the master bedroom. The property has one secure underground parking space and is offered on an unfurnished basis.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metroplan 62024

## PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd

Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

01202 432188  
southbourne@goadsby.com

31 Southbourne Grove

Southbourne  
Bournemouth, Dorset  
BH6 3QT