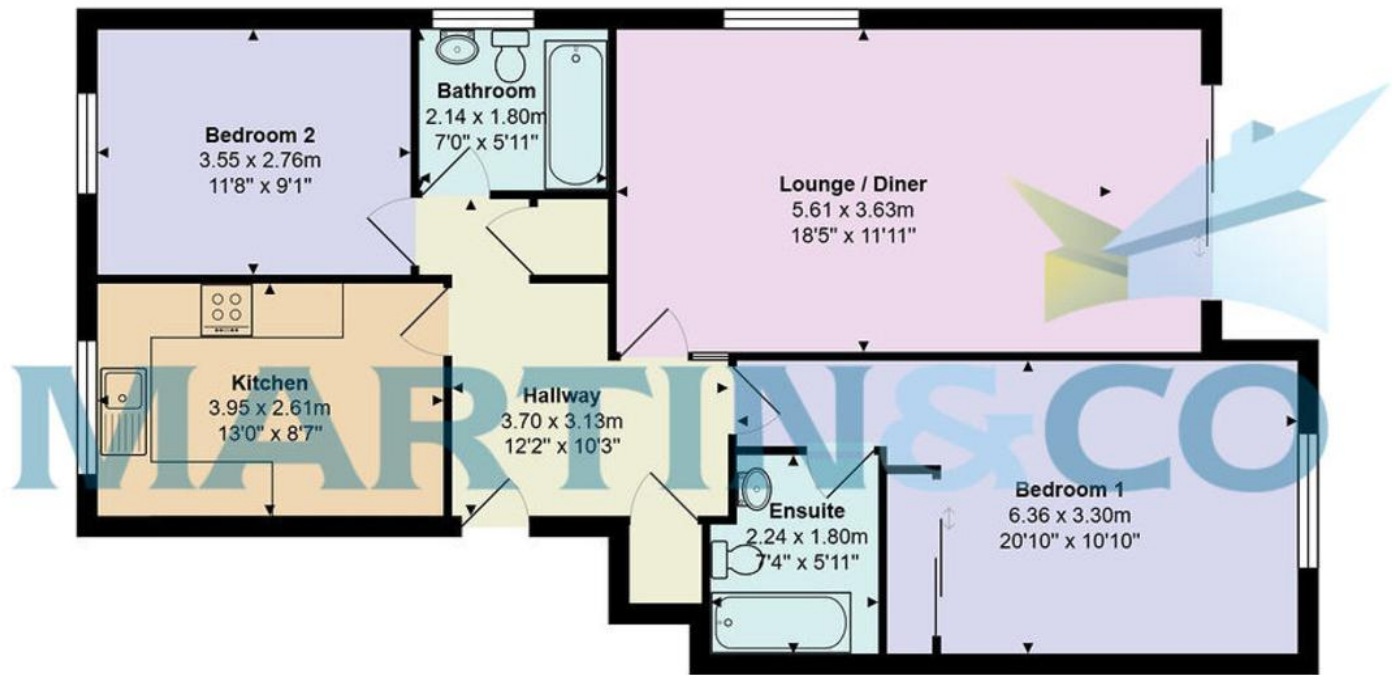


# Property Location



Total Area: 82.3 m<sup>2</sup> ... 886 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Marina Towers, Bournemouth

Offers Over Of £300,000

**Martin & Co Bournemouth**  
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<http://www.bournemouth.martinco.com> **MARTIN&CO**





Two Bedrooms

Two Bathrooms

Sea Views

Large Reception Room

Under Ground Parking

Lease of 150 Years

Share of the Freehold

Next to the Beach

Seaside Location

Chain Free



## Why you'll like it

Situated in the very popular Boscombe Spa, overlooking the South coast and its amazing sea views is this well-proportioned ground floor apartment offering 886sqft of internal living space.

Boscombe Spa is situated to the east of Bournemouth town centre and west of Southbourne. The area is known for its award winning beaches, pier, and proximity to many attractions in the local area. Boscombe town offers a vibrant high street with bars, restaurants, cafes, and a mix of retail stores. Cafes and bars are prominent along the promenade and offer stunning views out over the beach and the sea.

MARINA TOWERS is located on the Marina road, and has a commanding position overlooking the beautiful sandy beaches of Boscombe and its Pier. One of 9 apartments in the building offering lift access and off street parking. Boasting a long lease and a share of the freehold this ground floor two bedroom apartment has a lot to on offer.

As we enter the property we are greeted with a spacious entrance hallway that leads us to all principle rooms in the property. There are two very handy store cupboards and phone entry intercom system.

To the right we find the master bedroom complete with its very own En-suite bathroom. The bedroom offers plenty of room and boasts built-in wardrobes with mirror fronted sliding doors, and views out to the south coast. The En-suite bathroom is fully tiled from floor to ceiling and benefits from a three piece suite including hand wash basin, W.C. and bathtub.

The second bedroom is well proportioned offering great space for both adults and children of all ages. This bedroom sits adjacent to the main bathroom in the property and also benefits from a three piece suite including hand wash basin, W.C. and bathtub.

The kitchen with its easy to maintain tiled floor is a great space offering plenty of counter top space, over and under counter units, and space for all the electrical appliances.

The lounge is a very impressive space (18'5" x 11'11") and sits with a south facing aspect. There is plenty of room for the sofas, dining table and TV. The lounge is complemented by sliding doors out on to a private terrace area boasting sea views. An idyllic setting to enjoy time with family and friends.

There is one allocated parking space in the under ground car park.

### Agent Notes

Tenure – Share of the Freehold  
Lease Length – 150 years Remaining  
Service charge – £2300.00 per annum  
Ground Rent - £Nil  
Pets – Not Permitted  
Holiday lets – Not Permitted  
EPC - C  
Council Tax - D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

