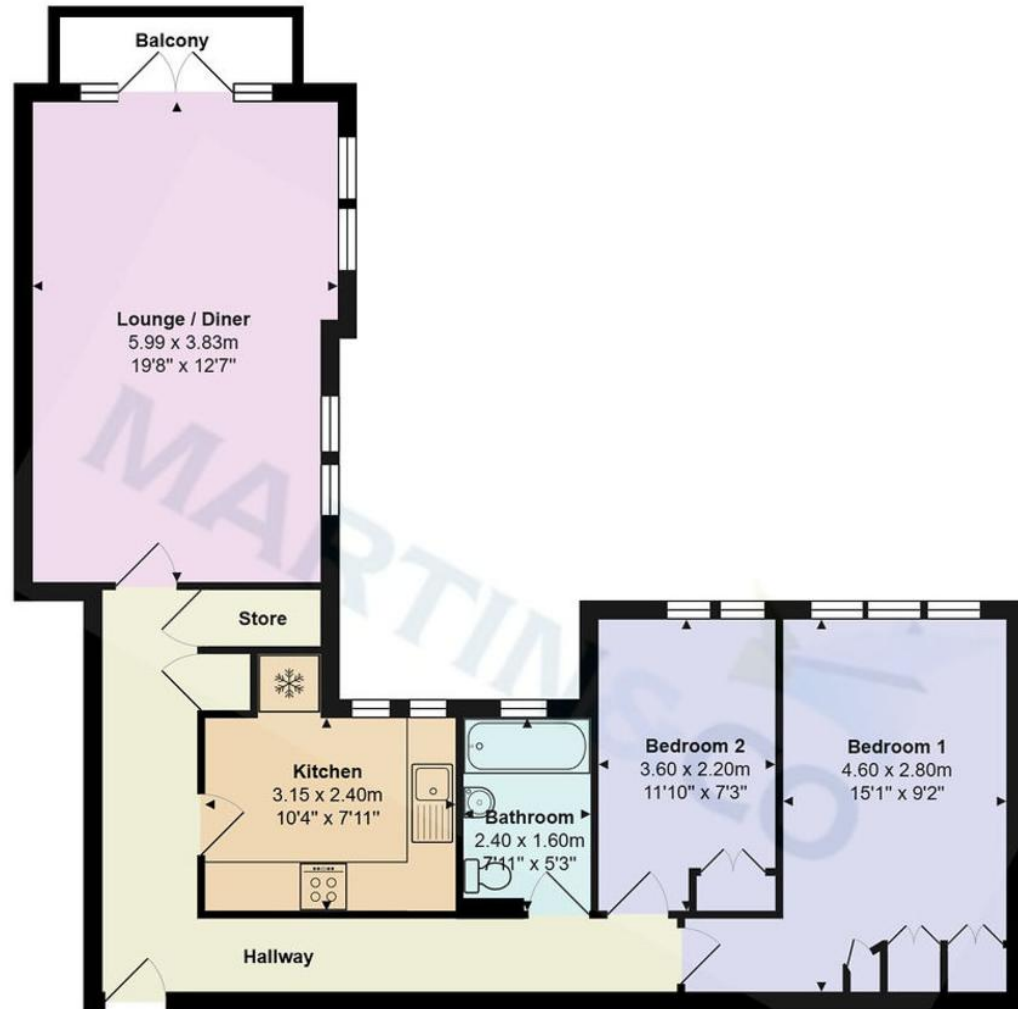




Property Location



Total Area: 72.0 m² ... 775 ft² (excluding balcony)

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.



Sea Road, Bournemouth

Offers Over £235,000

Martin & Co Bournemouth
• 192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Sea View Balcony w/ Purbeck

Hills Views

Two Double Bedrooms

Spacious Living/Dining Room w/

Abundance of Natural Light

Modern Kitchen And Bathroom

300m to the Beach

Extremely Well Presented

Throughout

Communal Snooker Table

Library & Laundry Facility

Large Roof Terrace



Why you'll like it

Situated on the top floor of the iconic Grade II listed San Remo Towers, this stunning two-bedroom apartment offers a perfect blend of character, space, and coastal charm. Opening into an L-shaped hallway, the layout has been thoughtfully designed to maximise natural light. At one end, you'll find two generous double bedrooms with fitted wardrobes alongside a stylishly modern bathroom. Following the hallway around the corner leads you to the heart of the home – a sleek, modern kitchen and an impressive living/dining room bathed in natural light. This bright and welcoming space flows seamlessly out to the private balcony, where you can enjoy spectacular sea views stretching across the sea and Purbeck Hills.

San Remo Towers is one of Bournemouth's most celebrated seafront developments, located just 300 metres from the award-winning beaches. Residents benefit from superb communal amenities including a snooker room, library, laundry facilities and an expansive roof terrace with panoramic coastal views.

This property is offered with no forward chain, ensuring a smooth and swift purchase process. Its combination of top-floor position, modern interior, and direct access to Bournemouth's coastline and amenities makes it a desirable find. This well maintained development has all heating, hot water, morning concierge service, 24hr CCTV security, building insurance and reserve fund contribution covered in the service charge.

Early viewing is strongly recommended to fully appreciate the light, layout, and lifestyle this apartment has to offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Agent Notes:
Tenure: Leasehold
Remaining Lease: 103 Years
Ground Rent: £200 pa
Service Charge: £396 pcm
Parking: Permit to be applied for
Tax Band: C
EPC: E

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

