

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural contract, all measurements are approximate. Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to

When viewing this house to ensure the accuracy of the layout contained hereon, measurements of every room, hallway and kitchen are taken and are intended to be used as a guide. Prospective purchasers should verify the accuracy of these measurements and should not rely on them as a basis for any contract. Measurements are taken to the best of our knowledge and are not guaranteed. TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.



GROUND FLOOR  
998 sq.ft. (92.7 sq.m.) approx.

FLOOR PLAN



**Flat 75J The Point Marina Close**  
Bournemouth, BH5 1BT, Asking Price £340,000



## MAIN FEATURES

- Two Double Bedroom Ground Floor Apartment
- Large Sun Terrace
- Two Bathrooms
- Sought After Gated Development
- Allocated Parking & Visitors Parking
- Sea Glimpses & Close To The Beach
- Well Presented Throughout
- Superb Location
- Ideal Residential Or Holiday Home

## Description

Beach living at its best! A superb two double bedroom purpose built ground floor flat with large sun terrace, ideal for entertaining and alfresco dining. Built in 2002 by Bellway Homes, the apartment is located on the west side of the block and is part of a sought after gated development just yards from Boscombe Pier and the sea front.

A well presented and impressive entrance is accessed via video entry and also has a concierge service. Further security gives access through to the complex leading to block J. Stepping into the apartment the property is well kept and very well presented throughout. A large 17' x 16' lounge/diner offers spacious living accommodation with large sliding patio door out to a fantastic terrace with sea glimpses.

Double doors from the lounge/diner to a contemporary style kitchen/breakfast room which is well appointed with high spec integrated appliances and ample storage, space for breakfast table. Both bedrooms are doubles with the master having a large fully tiled ensuite. Bedroom two is served by further matching bathroom.

Outside within the gated grounds there is visitors parking and underground allocated parking spaces.

A superb location, ideal as a residential home or second property.



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## Area

Boscombe Spa is an extremely popular suburb of Bournemouth which is located to the south east, neighbouring both Bournemouth town centre and Southbourne. Just a short distance away are 5\* award winning sandy beaches, pier, promenade and Chine Gardens. The area has undergone extensive investment and benefits from sea front restaurants, a surf school and popular bars/bistros selling local produce.

There are main line train stations Pokesdown and Bournemouth which provide direct links to Southampton, Southampton Airport and London, Waterloo. Bournemouth International Airport (6 miles) offers a varied schedule of flights to a number of European destinations.

## Tenure

Leasehold: Circa 106 years remaining.

Maintenance/Service Charge: Approx. £3,718.60 per annum - to include sinking fund. (10 year plan run by residents management)

Ground Rent: £600 per annum.

Council Tax Band: D

This information has not been verified and should not be relied upon as a statement of fact, but it is given in good faith for guidance only.

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**Asking Price £340,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

