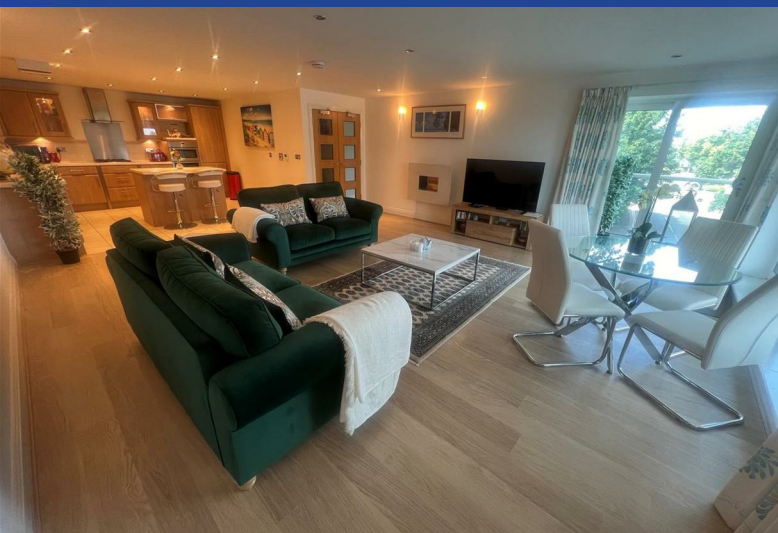




16 Boscombe Spa Road

Boscombe, Bournemouth, BH5 1AY

Offers In Excess Of £399,950



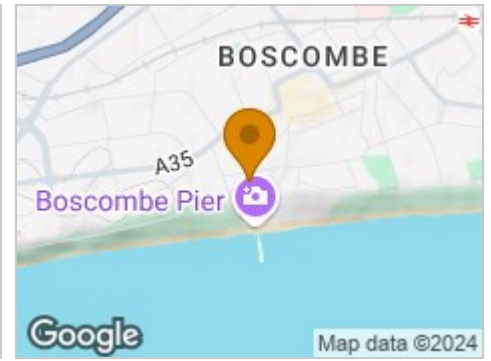
Road Map



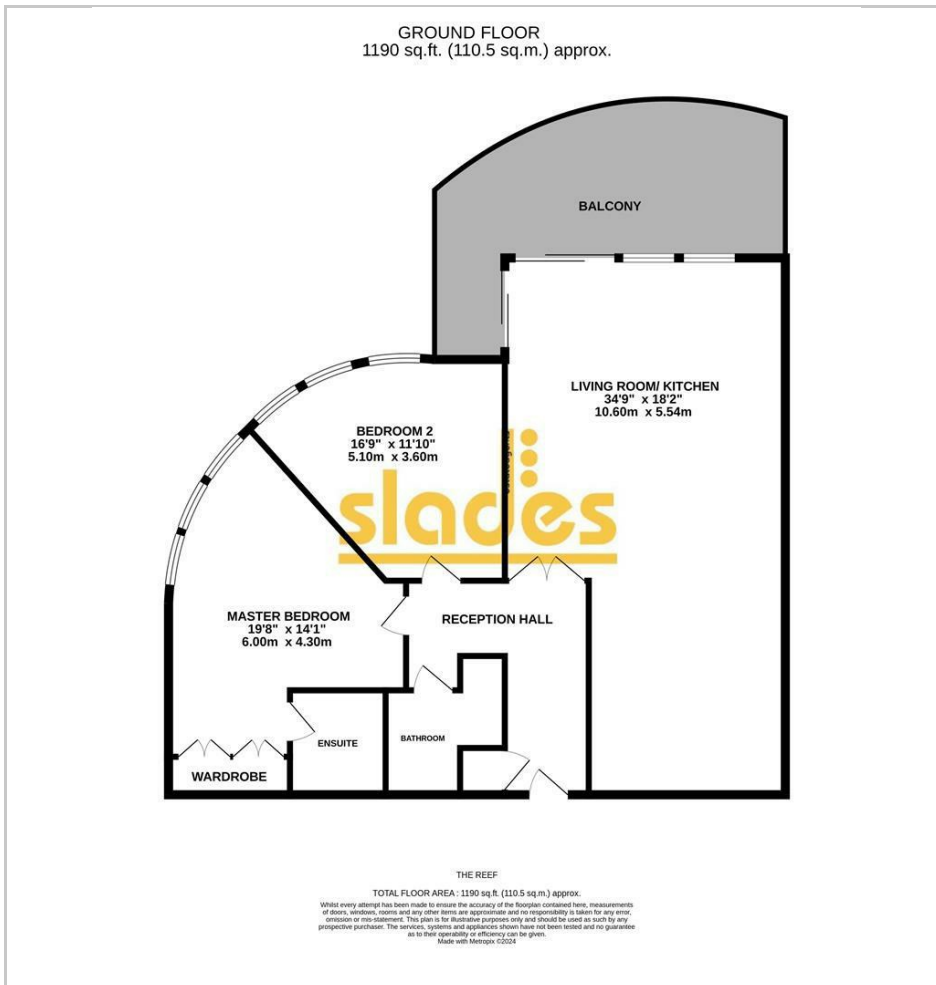
Hybrid Map



Terrain Map



Floor Plan



- PRESTIGIOUS DEVELOPMENT OVERLOOKING BOCOMBE PIER
- GATED DEVELOPMENT
- SECURE UNDERCROFT PARKING
- 2ND FLOOR APARTMENT WITH LIFT ACCESS
- 2 DOUBLE BEDROOMS (1 x EnSuite)
- 32ft LIVING SPACE
- EXTENSIVELY FITTED LUXURY KITCHEN
- LARGE SUN TERRACE
- OFFERED FOR SALE WITH NO CHAIN
- VIEWING ESSENTIAL TO APPRECIATE

Viewing

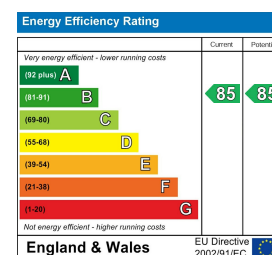
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph



**** NO FORWARD CHAIN ** A stunning 2 double bedroom 2nd floor apartment in this landmark development in the heart of Boscombe Spa Village. This high specification property benefits from a 32ft living space with large sun terrace enjoying open views from the principal rooms towards the sea.**



BOSCOMBE SPA is a prestigious area in Bournemouth, it is located to the east of Bournemouth town centre and west of Southbourne. It developed rapidly from a small village, to a seaside resort after the first Boscombe pier was opened in 1889 with fantastic sandy beaches running from Hengistbury Head to Poole. Since the in depth regeneration program for Boscombe Spa, the seafront has transformed into a "mini-California" with a great safe beach vibe in the Summer, and several contemporary restaurants which many travel to from outside the area.

THE REEF comprises 56 spacious apartments arranged in a horseshoe design to maximise the sea view. All homes have at least one balcony or terrace and have been constructed and finished to the highest quality using all the latest technology. Apartments have designer kitchens, smart bathrooms, private underground parking and underfloor heating.

Flat 39 is situated upon the 2nd floor which is serviced by both a LIFT and stairwell from the fabulous communal entrance. Once on the 2nd floor the flat has a solid door with spyhole and video door entry system leading to

RECEPTION HALL

with inset spotlights, smoke alarm, door chime and laminate flooring (continues throughout the entrance hall and the main living room area). Cloaks hanging space. UTILITY CUPBOARD housing the (recently installed) wall hung gas combination boiler and electricity meter/ consumer unit. Under floor heating throughout and panel glazed double doors leading to the

OPEN PLAN LIVING ROOM / KITCHEN AREA

34'9" x 18'1" (10.6 x 5.53)

LIVING AREA with inset spotlights, smoke alarm and further wall lights. Floor to ceiling uPVC double glazed sliding patio doors to two elevations and floor to ceiling windows allowing access onto the EASTERLY FACING BALCONY/ TERRACE enjoying sea views. Feature polished stone wall hung gas fireplace.

KITCHEN AREA with inset spotlights, extractor unit and an extensive range of matching wall and base level cabinets with square edge working surfaces and tiled splashbacks including glazed display cabinets with inset lighting. 1 ¼ bowl single drainer stainless steel sink with chrome mixer tap over. Four burner 'Neff' gas hob with glass and stainless steel chimney style extractor hood and built in eye level 'Neff' double electric oven. Integrated full height fridge freezer, dishwasher and washing machine. Ceramic tiled floor and ISLAND UNIT with further cabinets and seating space.

MASTER BEDROOM

with inset spotlights, feature curved floor to ceiling uPVC double glazed windows enjoying inland and sea view, under floor heating and a range of built in wardrobes. Door to

EN SUITE SHOWER ROOM

with inset LED spotlights, fully tiled walls with decorative glass dado style tile and ceramic tiled floor with under floor heating. Extensive range of bathroom furniture including enclosed cistern WC, vanity style sink unit with decorative chrome monoblock tap over and corner walk in shower cubicle with

thermostatically controlled shower valve. Light shaver point.

BEDROOM TWO

with inset spotlights, curved floor to ceiling uPVC double glazed windows enjoying inland and sea views. Under floor heating.

FAMILY BATHROOM

with inset LED spotlights, fully tiled walls with decorative glass dado style tile and ceramic tiled floor with under floor heating. 'P' shaped combined shower / bath unit with chrome mixer taps and thermostatically controlled shower valve over. Close couple WC with dual central flush and pedestal wash hand basin with stylish chrome tap, chrome heated towel rail. Light shaver point.

OUTSIDE

The Reef is set within a gated community surrounded by well-maintained communal gardens with allocated SECURE UNDERGROUND PARKING.

TENURE EPC & COUNCIL TAX

We are informed that the property is LEASEHOLD (125

years lease commencing 2005). GROUND RENT "250.00 per annum and the current MAINTAINANCE charge is approx. £3000 per annum (recently appointed managing agents JFM Block & Estate Management). COUNCIL TAX BAND'D'. EPC rating 'B'.



