

**Flat 22, Sanderling Court, 10a Boscombe Spa Road,  
Bournemouth, BH5 1BH**



# Property overview

**Guide Price £260,000**

A well-presented two double bedroom (plus office/occasional third bedroom) two-floor duplex in the ideally located Sanderling Court, Bournemouth.

Convenient for the scenic walks of Boscombe Chine Gardens (<200 yards), Boscombe Pier/Beach (0.3 miles), popular shops, restaurants and amenities of Southbourne Grove (1.5 miles), and Bournemouth Travel Interchange (1.1 miles).

The accommodation offers an open plan lounge/diner, a kitchen, two double bedrooms (one of which has an en-suite) and a bathroom on the lower floor.

Upstairs, there is a landing and 'turret room' ideal to use as an office/occasional third bedroom, etc.

The property also benefits from retro-fitted underfloor heating throughout, a wrap-around balcony, an allocated garage and a long lease.



# Accommodation

## Entrance Via:

Communal front door to communal hallway, lift and stairs to third floor, front door to:

## Hallway: (L-Shaped) 13' 4" max x 12' 6" max (4.06m x 3.81m)

Smoke alarm, high-level cupboard housing consumer unit, telephone door entry system, stairs to first floor, under-floor heating, doors to accommodation, and doors to two storage cupboards:

## Cupboard One: 2' 8" x 2' 2" (0.81m x 0.66m)

Slatted shelving providing storage, immersion water heater controls.

## Cupboard Two: 3' 5" max x 2' 8" max (1.04m x 0.81m)

Sloped with stairs, providing storage.

## Open Plan Lounge/Diner: 26' 0" max x 16' 0" max (7.92m x 4.87m)

Window to front aspect in dining area, window to side aspect in lounge area, under floor heating, turret-shaped lounge area with windows and French doors to:

## Wrap Around Balcony:

Overlooking Boscombe Spa Road and towards the sea, enclosed by a balustrade, and laid to decking.

## Kitchen: 8' 8" x 8' 4" (2.64m x 2.54m)

Window to side aspect, range of eye and base level units, earthstone worktop, integrated appliances (fridge/freezer, slimline dishwasher, microwave, double oven, grill and induction hob), stainless steel 1 1/2 bowl sink/drainage with mixer two and hot/cold water softener tap over, underfloor heating control.

## Bedroom One: 12' 11" max to front of wardrobes x 9' 1" max (3.93m x 2.77m)

Window to rear aspect, range of mirror fronted fitted wardrobes, underfloor heating, door to:

## En-Suite: 8' 4" x 4' 3" (2.54m x 1.29m)

Obscured window to side aspect, part tiled walls, fitted cupboard, shower enclosure with electric shower over, towel radiator, WC, underfloor heating.

## Bedroom Two: 10' 6" x 9' 1" (3.20m x 2.77m)

Window to rear aspect, underfloor heating control and underfloor heating.

## Bathroom: 6' 6" x 5' 9" (1.98m x 1.75m)

Ceiling extractor fan, part tiled walls, panelled bath with taps and electric shower over, pedestal wash hand basin, towel radiator, underfloor heating, WC.

## First Floor Landing/Hall: 8' 6" x 3' 6" (2.59m x 1.07m)

Spotlights, smoke alarm, opening to:

## Turret Room: 11' 7" x 11' 5" (3.53m x 3.48m)

Domed ceiling (13'6" at max), windows to the front aspect, light points, and under-floor heating.

## Garage: 16' 9" x 8' 1" (5.10m x 2.46m)

6'11" Max up and over door, loft rafters and shelving providing storage.

## Tenure:

Leasehold – C.101 years remaining.

## Service Charge:

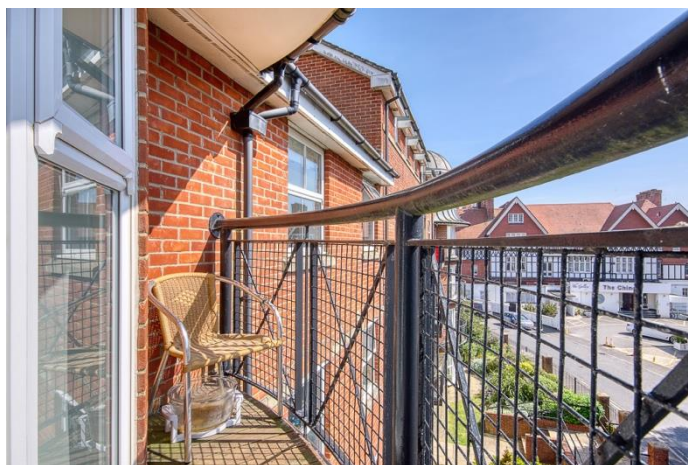
£1,400 paid twice yearly (£2,800 per annum)

## Ground Rent:

£125 per annum

# Photography











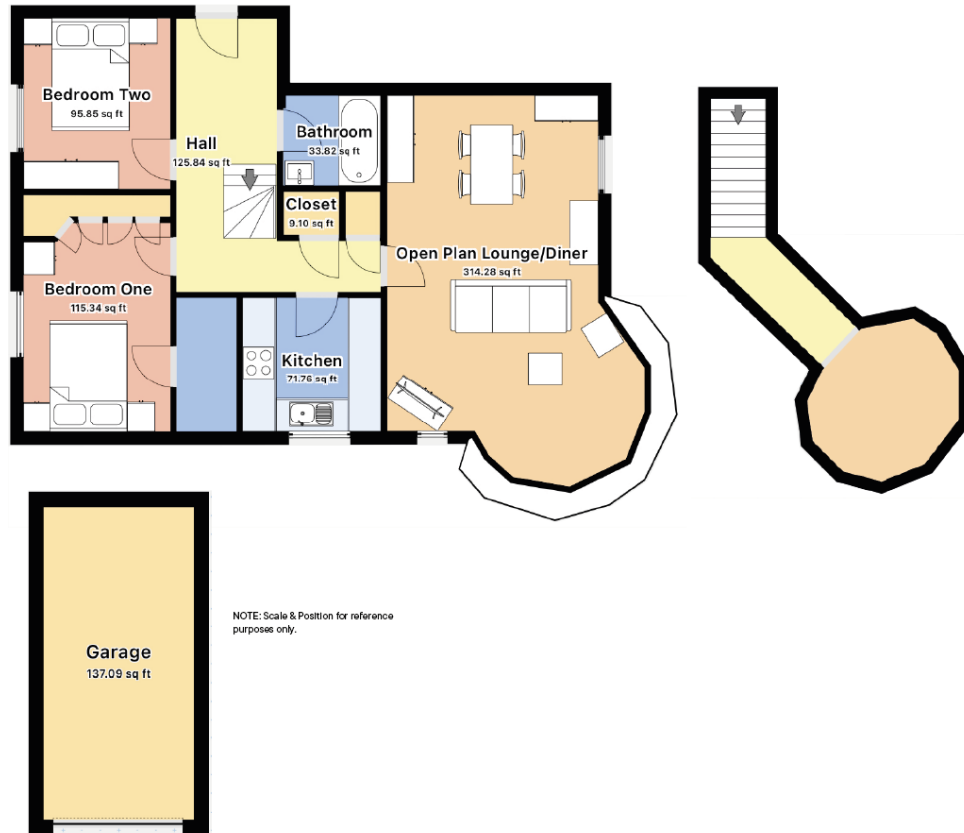






# Floor Plan

# EPC



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# Contact

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