

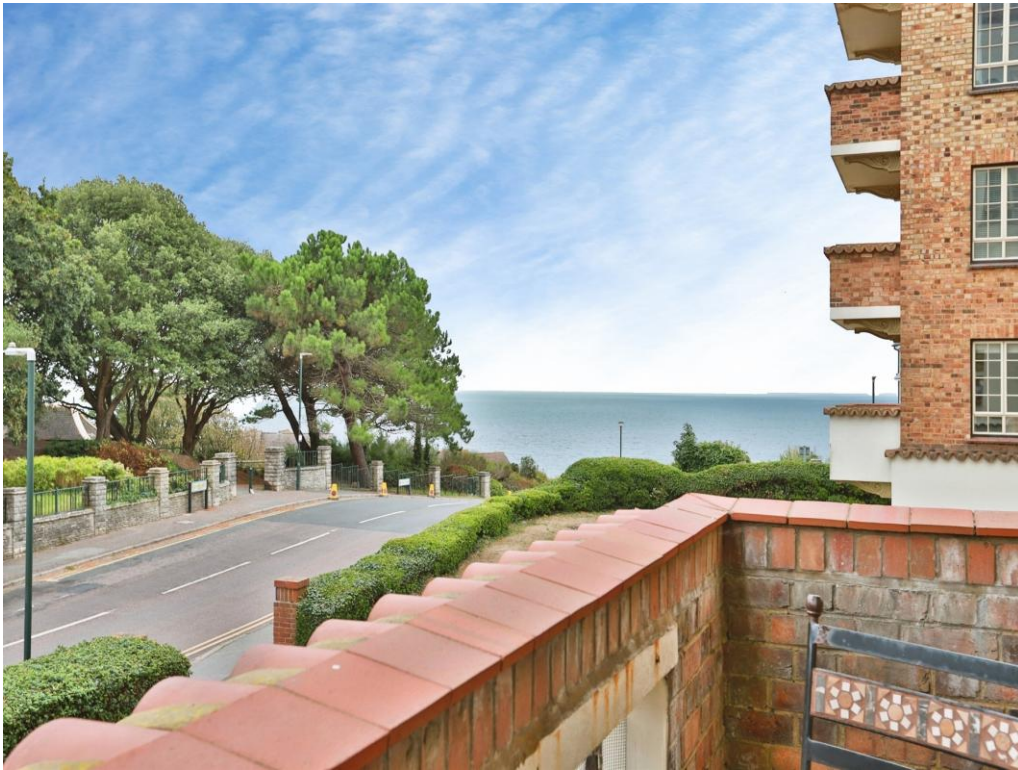


Connells

San Remo Towers Sea Road
Boscombe Bournemouth

San Remo Towers Sea Road Boscombe Bournemouth BH5 1JY

for sale
£250,000



Property Description

Connells Southbourne are delighted to present this beautifully appointed two double bedroom, two bathroom first floor apartment with sea views, situated within the prestigious San Remo Towers, one of Bournemouth's most iconic coastal landmarks.

This stunning Art Deco, Grade II Listed development, originally constructed in circa 1938, enjoys an enviable position just moments from Bournemouth's award-winning beaches and spectacular coastline.

Residents of San Remo Towers benefit from an exceptional range of facilities, including lift access to all floors, a 24-hour concierge service, residents' lounge, communal laundry room, and an impressive rooftop terrace offering panoramic views across the Purbecks and towards the Isle of Wight.

The apartment is presented in excellent order throughout and provides spacious, well-proportioned accommodation, making it an ideal main residence, coastal retreat, or investment opportunity.

Further benefits include a communal central boiler system providing both hot water and central heating, with these costs incorporated within the service charge, offering convenience and peace of mind.

An early viewing is highly recommended to fully appreciate the accommodation, lifestyle, and unique setting on offer.

Approach

Accessed from Michelgrove Road (Block E). Main communal door leading to communal hallway, stairs or lift give access to the first floor. Apartment front door opens into the;

Entrance Hall

Secure entry phone, two built in storage cupboards, radiator, carpeted flooring, utility storage room.

Sitting Room

Dual aspect room with double glazed French doors to the balcony and additional double glazed windows flooding the space with natural light. Offering ample room for both lounge and dining furniture. Finished with recessed lighting, the room enjoys a bright and welcoming atmosphere with sea views and provides access through to the;

Kitchen

A well appointed kitchen fitted with a range of matching wall and base units, contrasting worktops and attractive marble effect splashbacks. Offering excellent workspace and storage, the kitchen benefits from an integrated oven and hob with extractor over, inset sink unit, under cabinet lighting, tiled flooring and a bright double glazed window.

Main Bedroom

Front aspect double glazed window. Door through to the;

En Suite

Comprising a contemporary corner shower enclosure with thermostatic rainfall shower and separate handheld attachment, low level WC and modern vanity wash hand basin with useful storage beneath. The room is fully tiled and has a chrome heated towel rail, recessed ceiling spotlights and a wall mounted mirror.

Bedroom Two

Front aspect double glazed window. Plenty of room for a bed and additional furniture. Built in cupboard.

Bathroom

Double glazed window to front aspect. A contemporary family bathroom finished in a clean, neutral style and appointed with a modern three piece suite comprising a panel enclosed bath with shower and glazed screen, pedestal wash hand basin and vanity unit, and low level WC. Fully tiled walls and heated towel rail.

Outside

There is a large communal roof terrace where you can sit and take in the views across to the Purbecks & the Isle of Wight.

Agents Notes;

Lease: Share of Freehold - 999 years from 1st January 2020

Service Charge: £5600 per annum (includes heating & hot water)

Ground Rent: £0 Share of freehold

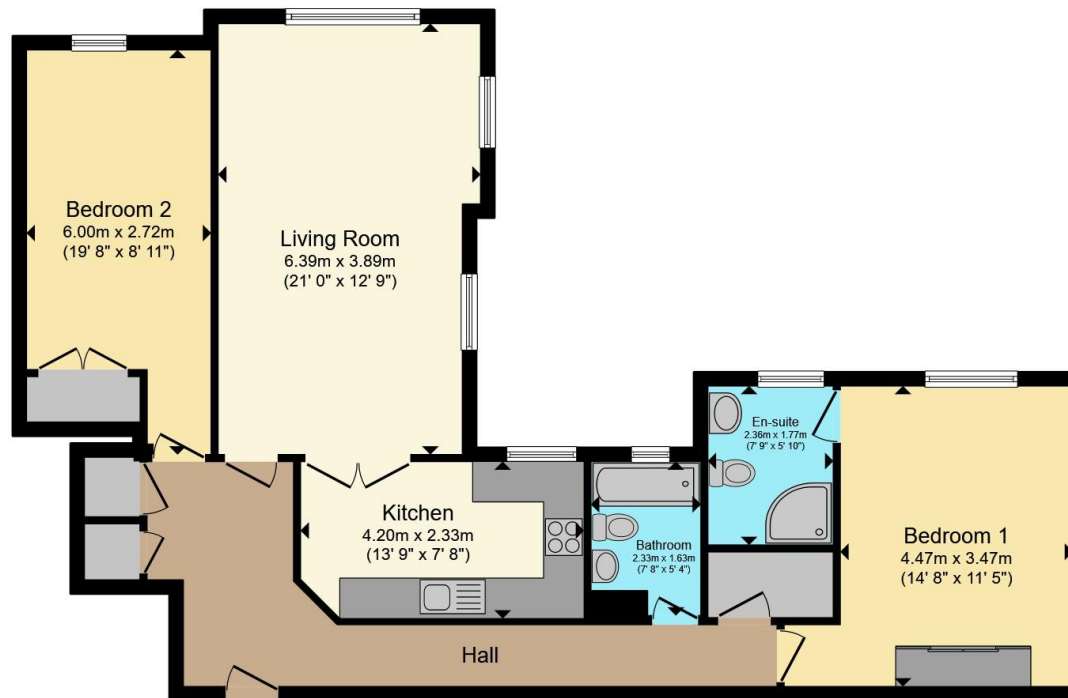
Council Tax Band - BCP Band D

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









First Floor

Total floor area 93.1 m² (1,002 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: D Council Tax
 Band: D

Service Charge:
 5600.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN305236

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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