



Estate Agents



Auctioneers

Flat 6, Pine Lodge, 31 Boscombe Spa Road, Boscombe Spa, Bournemouth, Dorset, BH5 1AS

OIRO £300,000 – Freehold

**Two Bedroom First Floor Sea View Balcony Apartment | Communal Entrance & Staircase to First Floor | Hallway
23ft Reception Room | Modern Kitchen | Two Double Bedrooms | Bathroom | Two Parking Spaces | Share of Freehold**

Sit on the balcony and enjoy the stunning 180-degree sea views from the Isle of Wight in the east to Swanage in the west, with a direct view of Boscombe Pier and the beautiful sandy beaches below. This spacious two-bedroom first floor apartment, coming to the market for the first time in thirty years, is located in a building converted from a hotel. The property features UPVC double glazing, gas central heating, a 23ft double aspect reception room with a balcony, modern kitchen, two double bedrooms, a large bathroom, two allocated parking spaces, and a share of the freehold. It is an ideal second home and is being sold with no chain.

You can enter the apartment via the secure communal entrance and stairs, leading to the first-floor landing with the front door to the apartment. The hallway is bright and spacious, with a ceiling light well, excellent storage cupboards, and doors to the main rooms. The impressive 23ft double aspect reception room offers stunning views from the patio doors and two windows. The patio doors lead to the glass and stainless steel balcony with space for seating and those glorious views. The kitchen is fitted with a modern range of shaker style wall and base units, with built-in oven and hob, fridge freezer, and space for a washing machine. Both bedrooms are excellent double sizes. The large bathroom has a bath, toilet, and his and hers sinks.

Externally, the development is quietly situated in a secluded location with two allocated parking spaces to the front. There are well-tended communal grounds and steps leading down to the communal gardens.

Tenure: Share of Freehold

Service Charge: £3,152.00 per annum approx

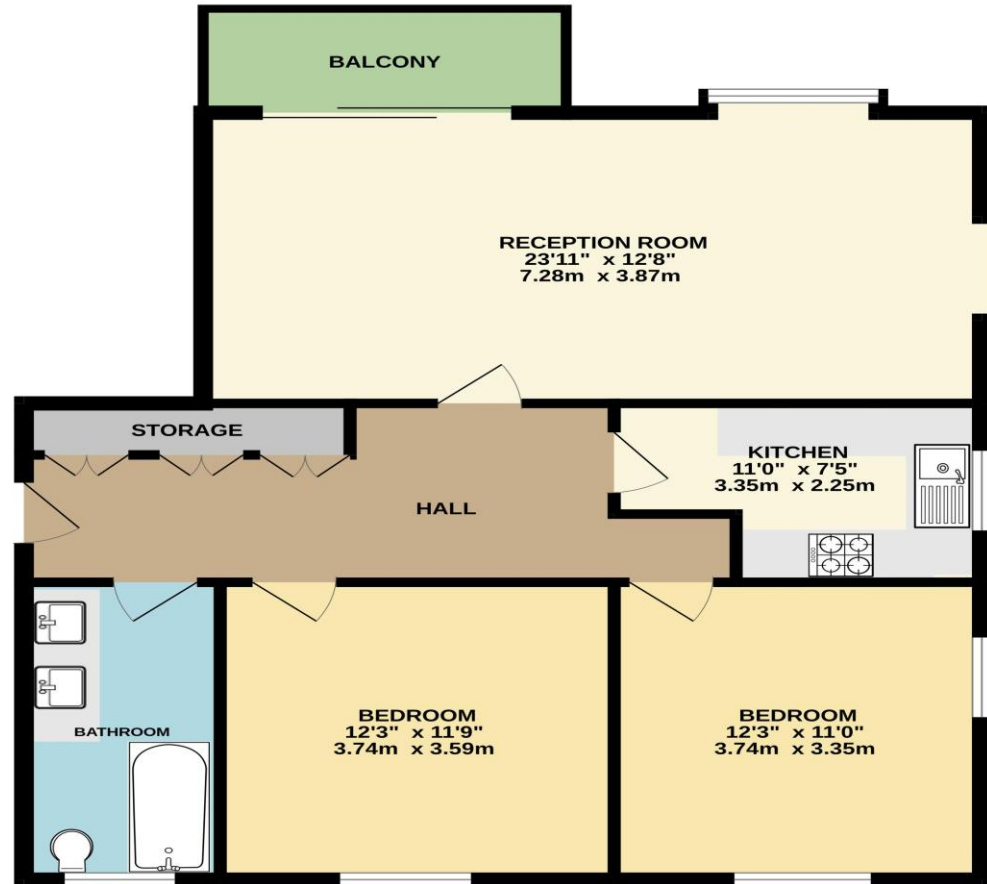
Council Tax Band: C

EPC Rating: 68 | D





FIRST FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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