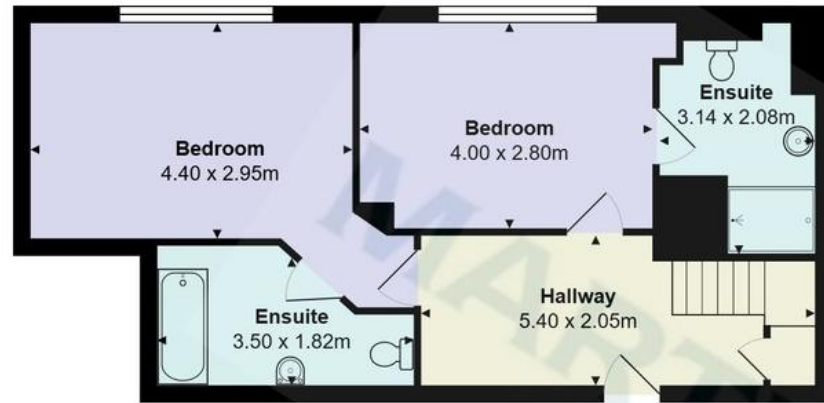


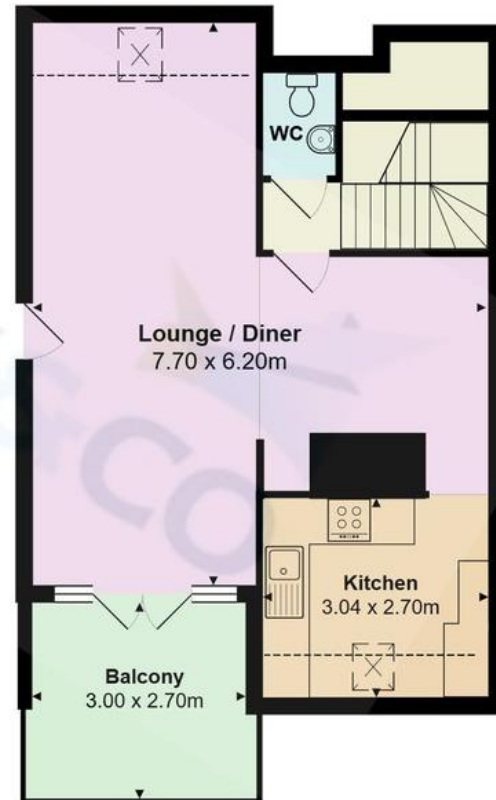
Property Location Boscombe Spa



FIRST FLOOR

Total Area: 100.8 m² (excluding balcony)

All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Owls Road, Boscombe Spa

Asking Price Of £325,000

Martin & Co Bournemouth
 • 192 Seabourne Road • Bournemouth • BH5 2JB
 T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>





- Panoramic Sea Views
- Two Double Bedrooms
- Two Ensuite Bathrooms
- Spacious Lounge/Diner
- Private Balcony
- Separate Fitted Kitchen
- Share Of Freehold
- (974-Year Lease)
- Grade II Listed Building
- Allocated Parking
- Garage
- Concierge & Gym
- Communal Gardens



Why you'll like it

Panoramic sea views from this impressive two-bedroom penthouse set within the iconic Grade II listed Burlington Mansions in Boscombe Spa. Offered chain free and with a share of freehold, this unique home combines character with generous proportions throughout.

The property features a very large, light-filled lounge/diner ideal for entertaining, with direct access to a spacious private balcony enjoying stunning coastal outlooks. A separate fitted kitchen provides practical space for everyday living.

Both double bedrooms are well-sized and benefit from their own ensuite bathrooms, offering comfort and privacy, while an additional WC is located off the main living area.

Further benefits include allocated parking—rare within the building—as well as a garage, lift access, gas central heating, and access to excellent communal facilities including a residents' gym, concierge service, BBQ area, and beautifully maintained mature gardens.

Location: The Burlington Mansions Development, situated in highly regarded Boscombe Spa, is enviably positioned on the south coast, with nearby access to the promenade and Boscombe's sandy beaches. A perfect location to swim, surf, run, soak up the sun, play beach volleyball, cycle or stroll along the prom to Boscombe Pier, with easy access to local beachfront restaurants, cafes, and beautifully maintained Green Flag award-winning Boscombe Cliff Gardens and Boscombe Overcliff Local Nature Reserve.

A rare opportunity to acquire a standout coastal home in one of Bournemouth's most sought-after landmark buildings.

Agent's Notes:
 Tenure: Share of Freehold
 Term: 999 years from 29 September 2001
 Remaining Years: 974
 Service Charge: £2,592.16 per 6 months
 Annual ground rent: Peppercorn
 Pets: permitted via consent
 Holiday lets: Permitted
 All mains connected
 Parking: One allocated parking space and Garage included
 EPC: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

