



Connells

Marina Court Sea Road
Boscombe Bournemouth



Property Description

Connells Southbourne are proud to offer this superb top floor apartment, enviably positioned just over 300 metres from Boscombe Pier and the stunning sandy beach. This fantastic coastal home features two spacious double bedrooms, a bright and inviting lounge with a private balcony boasting attractive sea views, a separate kitchen, and a recently renovated bathroom. Further offering a good sized garage. An ideal opportunity for buyers seeking a stylish seaside retreat or investment.

Boscombe is a popular suburb of Bournemouth and there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. The iconic Boscombe Pier offers fabulous views across Poole Bay. Here you will also find a seafront restaurant and many beach activities with climbing boulders, table tennis, volleyball with paddleboards to hire, as well as a surf school.

Approach

A driveway leads to the rear of property where a secure entry system gives access to the communal entrance hall. Stairs rise to the second floor landing where the apartment front door opens into the;

Entrance Hall

Secure entry phone. Glazed door to;

Lounge

Double glazed door leading to the balcony, offering a southerly aspect and sea views. TV point. Telephone point. Radiator. Doorway through to the;

Kitchen

Double glazed window to rear aspect. Fitted with a range of matching wall and base units with contrasting wood block worktops over. Sink and drainer unit. Integrated washing machine and dishwasher with space for freestanding fridge freezer. Inset electric hob with electric oven underneath and stainless steel cooker hood over. Tiled splashbacks.

Inner Hall

Storage cupboard with water heater. Doors to all rooms.

Bedroom One

A bright and well presented double bedroom featuring neutral décor, creating a calm and inviting atmosphere. A large front facing window allows for plenty of natural light and offers pleasant elevated views, complemented by fitted roller blinds and full length curtains. The room provides ample space for a double bed along with additional furnishings. New radiator.



Bedroom Two

This versatile second bedroom is currently arranged as a home gym, offering excellent flexibility to suit a variety of needs. The room is well proportioned and benefits from a large rear aspect window allowing for plenty of natural light, with pleasant leafy outlooks. Fitted blinds. New radiator. Carpeted throughout.

Bathroom

Modern suite comprising panel enclosed bath with shower over. Wall hung wash hand basin with vanity unit. Low level WC. Extractor. Fully tiled walls and floor. Brushed steel towel radiator. Fitted mirror with backlight.

Outside

There is a garage en bloc with an up and over door. Communal garden to the front.

Agents Notes;

Lease: 115 years from 25 December 2019

Service Charge: £2226 per annum (includes water)

Ground Rent: £100 per annum

Council Tax: Band D - BCP Council

Consumer Unit has was refurbished in 2022.

Fire doors were upgraded within the last 6 months to comply with new Fire Safety Regulations.









Total floor area 62.7 m² (675 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



To view this property please contact Connells on

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73 Southbourne Grove
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EPC Rating: E Council Tax Band: D

Service Charge: 2226.00

Ground Rent: 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306726

This is a Leasehold property with details as follows; Term of Lease 115 years from 25 Dec 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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