



**Connells**

The Point Marina Close  
Boscombe Bournemouth



## Property Description

Connells Southbourne are thrilled to present a stunning first floor apartment in The Point, one of Bournemouth's most coveted seaside residences. This bright, two double bedroom home enjoys unobstructed sea views from both the spacious living room and kitchen/breakfast area. A sweeping south facing balcony, accessed directly from the lounge, offers an ideal setting for al fresco dining or simply soaking up the dramatic coastline. The property includes an allocated parking space situated just outside the communal entrance, visitor parking and a secure communal bike store for added convenience.

Inside, the apartment is finished to a high standard. Both double bedrooms feature contemporary fitted wardrobes, and the principle bedroom benefits from a generous en suite shower room. An internal lift provides access to the flat, while a professional concierge service is on hand Monday Friday, 8am 12 noon.

The address enjoys excellent connectivity. Pokesdown railway station is 1.3 miles away and offers frequent services to London, Southampton and the South West. The A31 and A338 provide routes to the M27 and the wider region.

Residents are moments from Bournemouth's award winning beach, the bustling Lower Gardens, and the historic Russell Cotes Art Gallery & Museum. A short stroll takes you to the vibrant Boscombe Pier and its cafes, while the historic town of Christchurch, with its scenic harbour and medieval priory, lies only a short drive away.

## Entrance

Secure entry system. Airing cupboard housing the hot water tank. Cupboard housing electric and consumer units.

## Bedroom 1

Double glazed tilt and turn window to the rear aspect. TV and telephone point. Electric radiator. Door to En-Suite

Fully tiled suite comprising panel enclosed bath with chrome shower attachment. WC. Chrome heated towel rail. Vanity wash hand basin. Shaver point. Extractor.

## Bedroom 2

Double glazed tilt and turn window to rear aspect. Built-in wardrobes. Telephone point. Electric radiator.

## Sitting Room

Double glazed sliding patio doors to the south facing balcony, which is a great space to enjoy the sun from sunrise to sunset. TV and telephone points. Two electric night storage heaters.

## Bathroom

Bath with chrome shower attachment. Low level WC. Wash hand basin with vanity unit. Shaver point. Extractor. Fully tiled. Chrome heated towel rail.

## Kitchen/Diner

Double glazed tilt and turn window to the front aspect. Fitted with a range of matching wall and base units with laminate worktops over. 1½ bowl stainless steel sink and drainer unit

## Agent Notes;

Lease: 125 years from January 2002

Service Charge: £3986 per annum

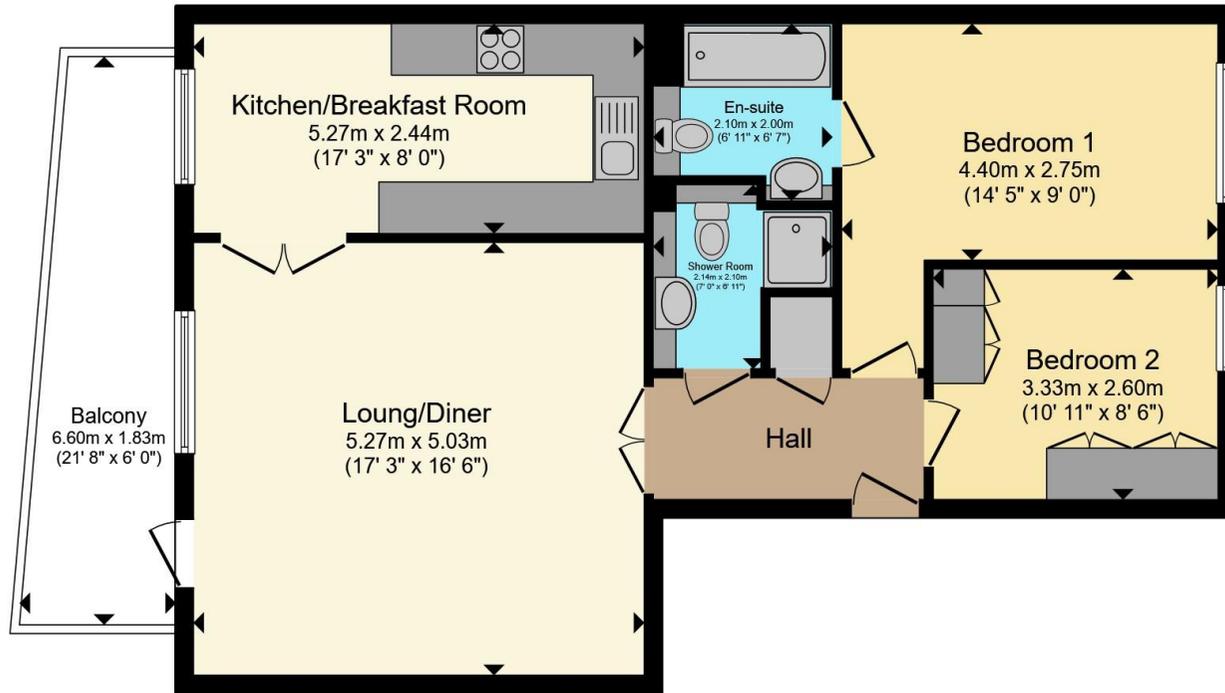
Ground Rent: £600 per annum

Council Tax Band: BCP Band E









**Floor Plan**

Total floor area 76.9 m<sup>2</sup> (828 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](http://www.propertybox.io)



To view this property please contact Connells on

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37 Victoria Road  
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EPC Rating: B

Council Tax  
 Band: E

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN306622](http://connells.co.uk/Property/SBN306622)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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