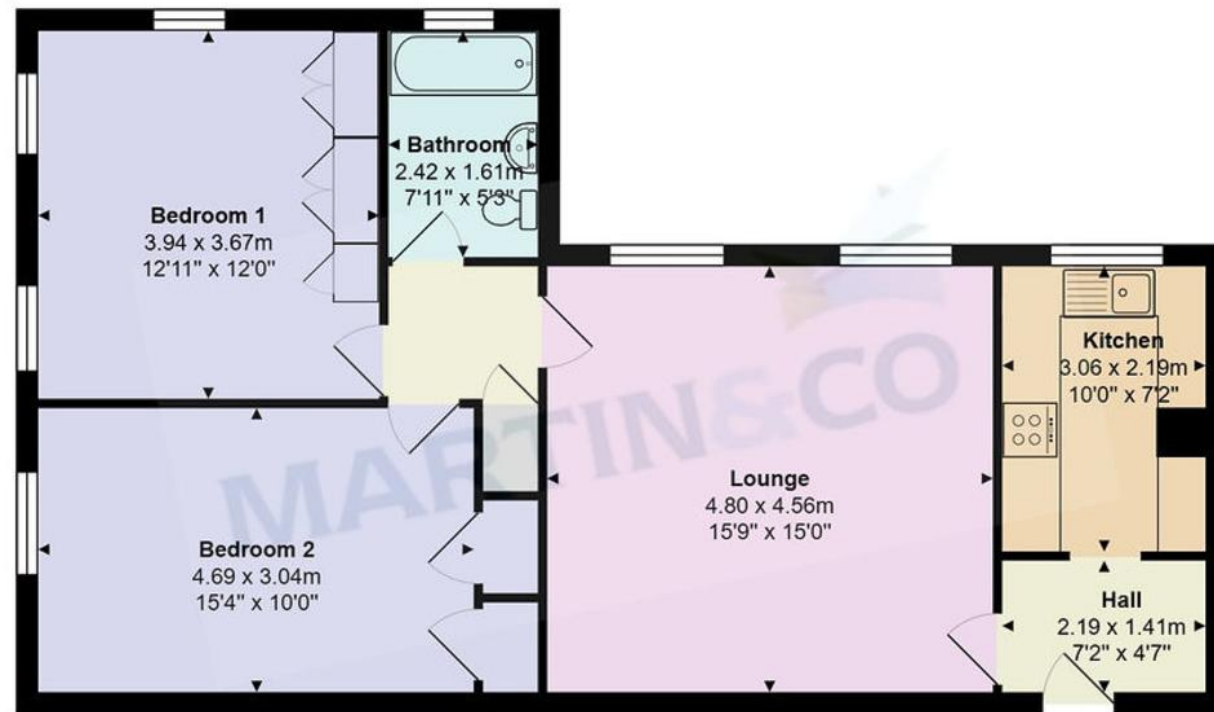


Property Location

Boscombe Spa is a coastal suburb of Bournemouth, located just east of the town centre and running along the seafront between Boscombe and Southbourne. It is known for its Victorian heritage, cliff-top views and direct access to sandy beaches.



Total Area: 70.9 m² ... 763 ft²
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.



Sea Road, Bournemouth

Asking Price Of £170,000

Martin & Co Bournemouth

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

01202559922

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





Key features:

- Beach approx. 300m
- Iconic Building
- Grade II Listed
- Located on 3rd Floor
- Lift Access
- Allocated Parking
- Two Bedrooms
- Roof Terrace
- Concierge
- EV Charging Available
- Snooker Room, Library
- Laundry Facilities



Why you'll like it

Situated on the third floor of the landmark San Remo Towers, this apartment offers well-proportioned accommodation with plenty of natural light throughout. The layout comprises two generous double bedrooms, a modern bathroom, fitted kitchen, and a spacious lounge/dining room.

While the property would benefit from some cosmetic improvement, it presents a fantastic opportunity for buyers looking to personalise a home within one of the area's most desirable seafront developments.

San Remo Towers is renowned for its striking architecture, superb communal facilities, and prime location just moments from Bournemouth's award-winning beaches. Residents enjoy access to a stunning roof terrace with panoramic coastal views, snooker room, library, laundry facilities, bike and luggage storage, morning concierge service, and 24-hour CCTV security.

A particularly rare advantage is the inclusion of an allocated parking bay, a valuable feature within this popular coastal location. The service charge also includes heating, hot water, building insurance, and reserve fund contributions, offering convenient apartment living. Offered with no forward chain, this is an ideal opportunity for those seeking a spacious coastal apartment with excellent potential in a prestigious and well-maintained development.

Agent's Notes:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold
 Lease Term: 999 years from 2020
 Remaining: 993 years
 Service Charge: £5,157.96 p.a.
 Ground Rent: £0
 Included in Service Charge are:
 - Heating & Hot Water
 - Reserve Fund
 - Building Insurance
 Secure Underground Parking Space

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. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

