



Q Quinn & Co
ESTATE AND LETTING AGENTS

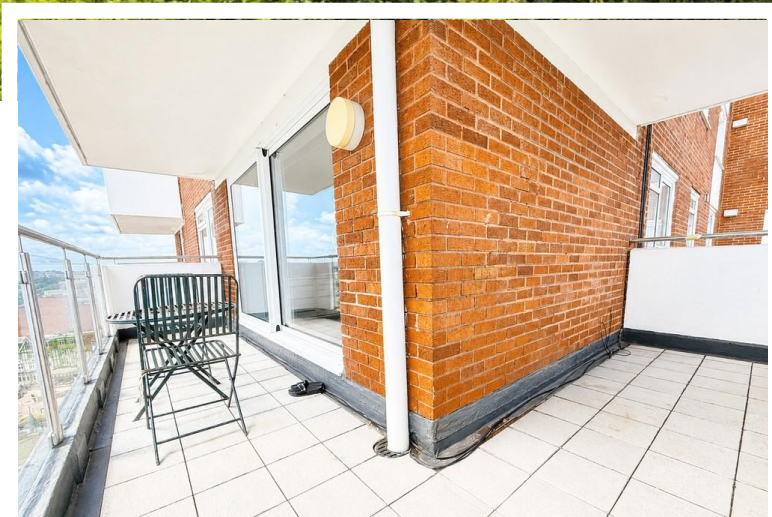
Russell Cotes Road, Bournemouth

- Panoramic sea views
- 'L-shaped' balcony
- 7th Floor with lift service
- Share of freehold

£349,950

EPC Rating 'D'





Property Description

Stunning 7th Floor Apartment with Panoramic Sea Views and Share of Freehold

This beautifully presented two-bedroom apartment occupies a sought-after seventh-floor position, enjoying spectacular panoramic sea views across the bay to the Purbeck Hills, together with impressive views over the town centre.

The spacious lounge/dining room features sliding patio doors opening onto a south-facing L-shaped balcony, providing the perfect setting to enjoy the breathtaking coastal outlook.

The well-appointed kitchen is fitted with a double oven and hob and offers space for a washing machine, dishwasher, and fridge/freezer.

The principal bedroom benefits from fitted wardrobes and attractive distant sea views, while the second bedroom also includes fitted wardrobes and enjoys pleasant views from the side aspect.



A modern bathroom comprises a bath with wall-mounted shower and additional shower attachment. There is also a separate WC with wash hand basin. The generous entrance hall includes a useful airing cupboard housing an updated hot water cylinder.

Ideally located, the property offers excellent access to the town centre, main road networks, and the travel interchange, providing direct rail services to London Waterloo and beyond. This makes the apartment an ideal primary residence, holiday home, or lock-up-and-leave coastal retreat.

Residents benefit from a lift, secure underground parking, ample visitor parking, and porter services.

Additional Information

Share of Freehold

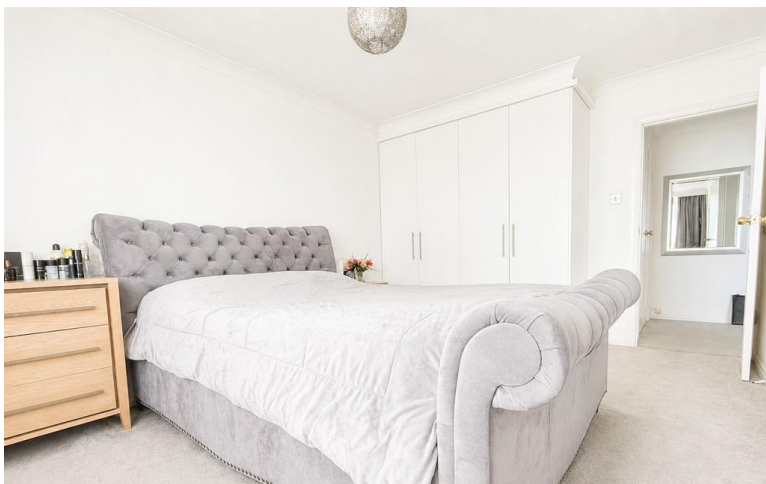
Service Charge: Approximately £4,200 per annum

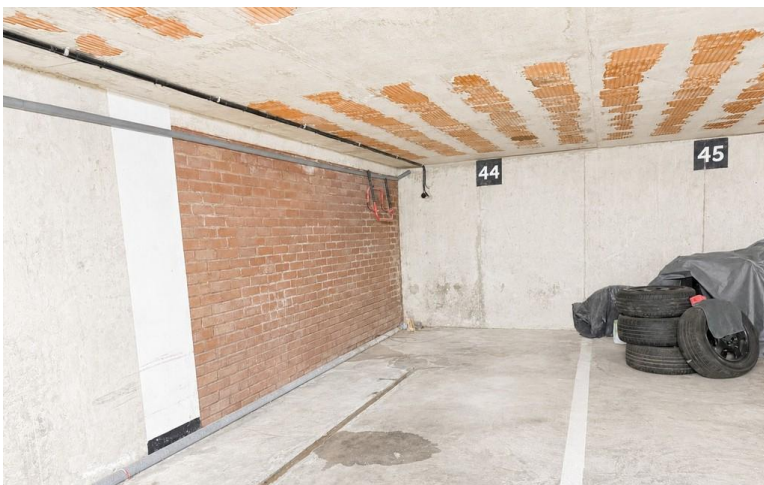
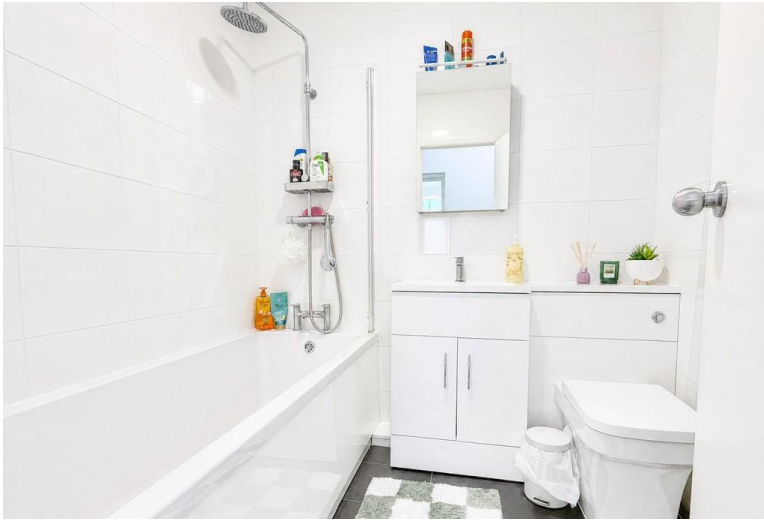
Council Tax Band: E

EPC Rating: D

Please note: Holiday lettings/Airbnb and pets are not permitted within the building.

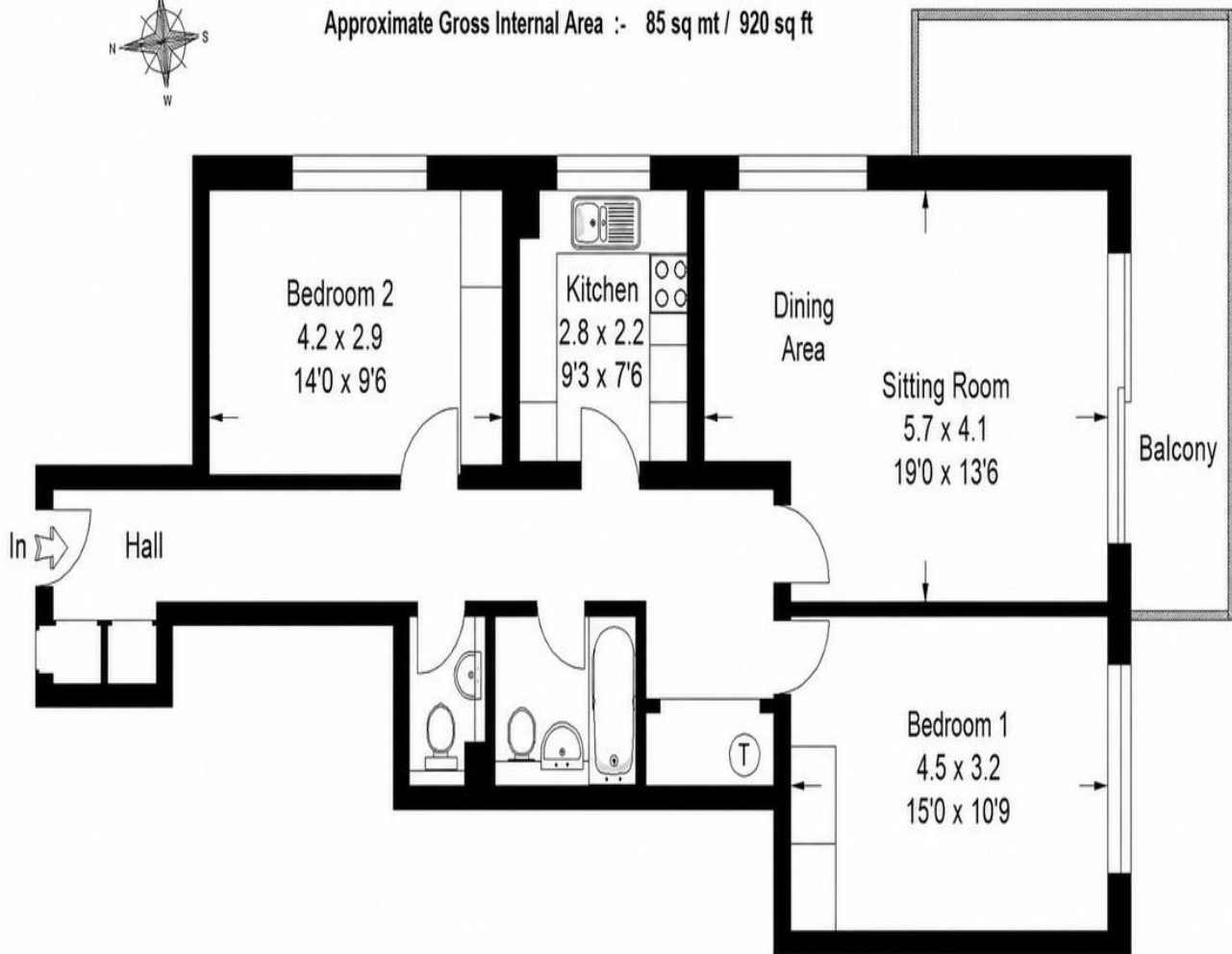








Approximate Gross Internal Area :- 85 sq mt / 920 sq ft



FOR IDENTIFICATION ONLY - NOT TO SCALE

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Consumer Protection from Unfair Trading Regulations 2008.

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. 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 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.