Luxury+Prestige

# APARTMENT 12

BATH HILL COURT, BATH ROAD, BH1 2HW





























# Floorplans

## Apt 12, Bath Hill Court, Bath Road, Bournemouth, BH1 2HW

Approximate Area = 2056 sq ft / 191 sq m

For identification only - Not to scale




**FIFTH FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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# Summary

An exceptionally spacious and beautifully presented penthouse apartment, extending to over 2,000 sq. ft. of light and bright accommodation, situated within the iconic Bath Hill Court, one of Bournemouth's most recognisable landmark buildings.

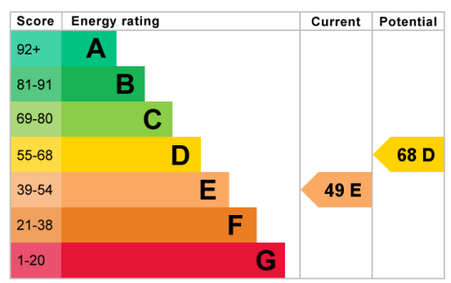
This impressive apartment has been thoughtfully updated and modernised by the current owners, offering a wonderful combination of contemporary living and the elegance and character associated with this prestigious mansion-style development. A particular feature of the property is its three balconies, providing delightful outdoor spaces from which to enjoy the surroundings, including glimpses of the sea across Bournemouth Pier.

Bath Hill Court remains one of Bournemouth's most distinguished residential buildings and is among the few remaining in the area to benefit from a porterage service.

Combining exceptional proportions, an enviable setting and beautifully maintained accommodation, the accommodation includes three bedrooms, two bathrooms, formal sitting, a reception hall and snug as well as an open plan kitchen / family room.

A lift serves all floors, including the lower ground floor, where a substantial lock-up garage is available to purchase by separate negotiation, with offers invited in the region of £60,000.

# Details

| | |
|---|---|
| **Guide Price:** | £795,000 |
| **Tenure:** | Leasehold & Share of Freehold |
| **Lease Length:** | 999 Years |
| **Maintenance:** | N/A |
| **Ground Rent:** | N/A |
| **Local Authority:** | BCP |
| **Council Tax:** | Band G<br>2026/2027 £3,999.98 pa**<br>** Amount shown is for a main home, please seek advice for additional home |
| **Services:** | Mains electricity, gas, water and drainage |
| **EPC:** |  |

# Key Features

+ Exceptional Penthouse Apartment
+ Over 2,000 Sq. Ft. of Accommodation
+ Three Spacious Bedrooms
+ Two Bathrooms
+ Elegant Formal Sitting Room
+ Open-Plan Kitchen / Family Room
+ Sea Glimpses Over Bournemouth Pier
+ Beautifully Modernised Throughout
+ Garage available separately
+ Porter and lift to all floors

# Get in touch

| | |
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