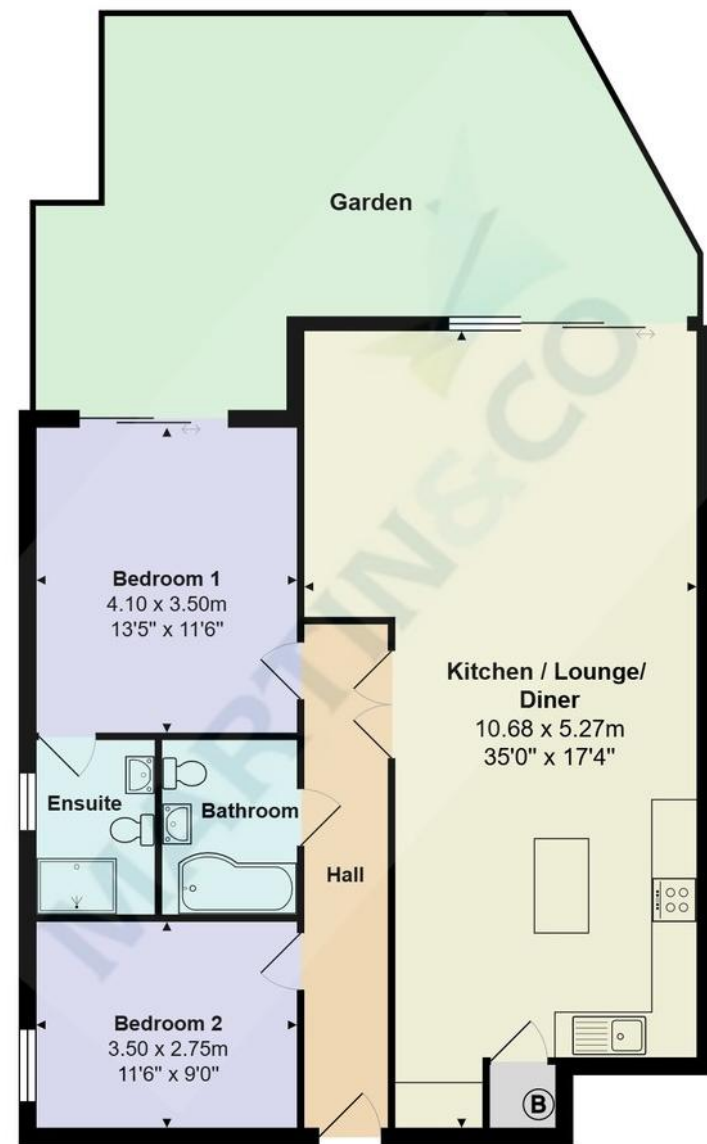


Property Location Boscombe Spa



Total Area: 88.5 m² ... 953 ft² (excluding garden)
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.

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

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**



Boscombe Spa Road, Bournemouth

Asking Price Of £300,000





- Ground Floor Apartment
- Two Double Bedrooms
- Master With En-Suite
- Open-Plan Kitchen/Living/Dining
- Modern High-Spec Fitted Kitchen
- Underfloor Heating
- Secure Underground Parking
- Prime Location
- Moments From The Beach
- Chain Free
- Secluded Gated Complex
- EPC Rating C



Why you'll like it

Situated within the prestigious Reef development on Boscombe Spa Road, this exceptional two-bedroom ground floor apartment offers contemporary design, generous proportions, and an outstanding private garden-perfectly combining indoor and outdoor living in one of Bournemouth's most sought-after coastal locations.

Upon entering, a spacious hallway leads through to an impressive open-plan kitchen, lounge, and dining area measuring over 35ft in length. This beautifully designed space is flooded with natural light and provides a superb setting for both relaxing and entertaining. The modern kitchen is finished to a high specification, featuring sleek cabinetry, integrated appliances, and a central island.

The property comprises two well-proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite, while the second bedroom is served by a contemporary

family bathroom. Both bedrooms are thoughtfully laid out to maximise comfort and practicality.

A standout feature of this home is the expansive private garden, directly accessible from the main living area, offering a rare and versatile outdoor space ideal for al fresco dining, entertaining, or simply unwinding.

Additional benefits include underfloor heating throughout with individual room controls, secure underground parking, and a private storage unit.

Ideally located just moments from Bournemouth's award-winning beaches and within easy reach of Southbourne's vibrant high street, residents can enjoy an excellent selection of cafés, restaurants, and local amenities, all within a desirable coastal setting.

Agent's Notes:

Tenure: Leasehold
 Lease: 104 Years Remaining
 Ground Rent: £250 Per Annum
 Service Charge: £3,189 Per Annum
 Council Tax: Band: E
 Holiday Lets - Tbc
 Pets – Permitted

