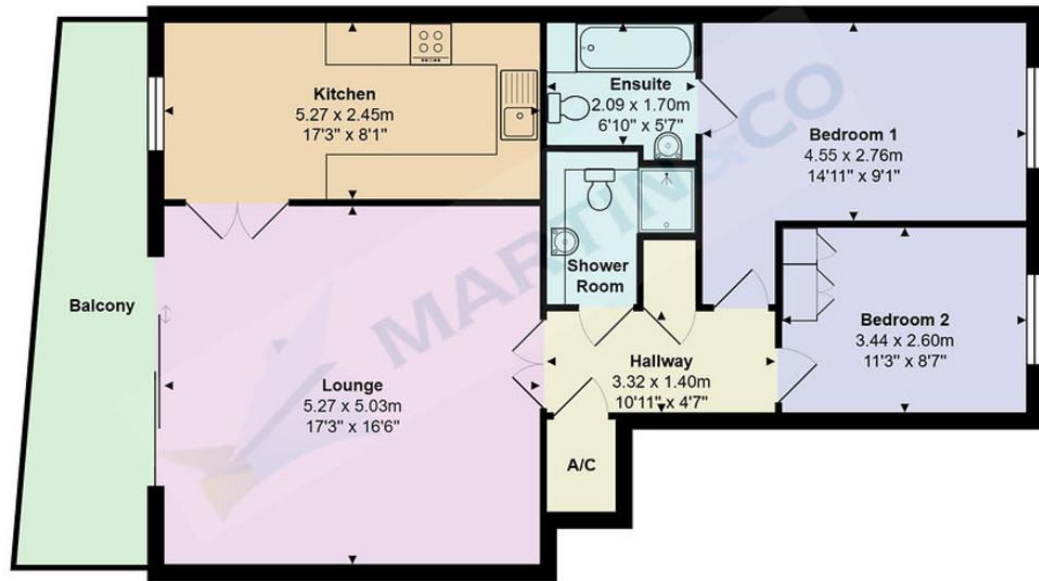




Property Location



Total Area: 78.9 m² ... 850 ft² (excluding balcony)
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.

The Point, Marina Close

Asking Price Of £280,000

Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinc.co.uk

01202559922

<http://www.bournemouth.martinc.co.uk>



63G The Point
Bournemouth
BH5 1BT

Key features:

- Sea Views
- Well Presented Throughout
- Secure Intercom Access System
- No Forward Chain
- Fourth Floor
- Balcony
- Secure Underground Allocated Parking
- Two Double

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

A well-presented and impressive entrance is accessed via video entry and also has a concierge service. Further security gives access to the complex. Stepping into the apartment, the property is well-kept and very well presented throughout. A large lounge/diner offers spacious living accommodation with sliding patio door out to a fantastic balcony providing sea views.

Double doors from the lounge/diner to a contemporary style kitchen/breakfast room, which is well-appointed with high-spec integrated appliances and ample storage, space for a breakfast table. Both bedrooms are doubles with the master having a fully fitted en-suite. Bedroom two is served by a further matching bathroom. The apartment benefits from underfloor heating in both bathrooms and has had electric eco heaters installed throughout the apartment in 2016.

Outside, within the gated grounds, there is visitor parking and underground allocated parking spaces.

A superb location, ideal as a residential or second home.

Boscombe Spa is an extremely popular suburb of Bournemouth which is located to the south east, neighbouring both Bournemouth town centre and

Southbourne. Just a short distance away are 5* award winning sandy beaches, pier, promenade and Chine Gardens. The area has undergone extensive investment and benefits from sea front restaurants, a surf school and popular bars/bistros selling local produce.

There are main line train stations Pokesdown and Bournemouth which provide direct links to Southampton, Southampton Airport and London, Waterloo. Bournemouth International Airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Agent Notes:

Tenure: Share of Freehold

Remaining: 102 Year Underlying Lease

Service charges: £1,992.40 per six months

Annual ground rent: £600pa

Pets: Via Consent

Holiday lets: Not Permitted

Council Tax: D

All mains connected

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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 check the position for you, especially if you are contemplating travelling

