

## Property Location Boscombe Spa



1.2

Total Area: 72.1 m<sup>2</sup> (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.



## San Remo Tower, Sea Road

Asking Price Of £220,000

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- Iconic Grade II Listed Building
- Sea Views
- Balcony
- Extremely Well Presented
- Communal Snooker Table
- Communal Library
- Communal Laundry Facility
- 300m To The Beach
- Modern Kitchen And Bathroom
- EV & Parking Available
- No Forward Chain



### Why you'll like it

Situated on the 2nd floor of the iconic Grade II listed San Remo Towers, this stunning two-bedroom apartment offers a perfect blend of character, space, and coastal charm. Opening into an L-shaped hallway, the layout has been thoughtfully designed to maximise natural light. At one end, you'll find two generous double bedrooms alongside a stylishly modern fully fitted shower room. Following the hallway around the corner leads you to the heart of the home – a sleek, modern kitchen and an impressive living/dining room bathed in natural light. This bright and welcoming space flows seamlessly out to the private balcony, where you can enjoy spectacular sea views stretching across the sea and Purbeck Hills.

San Remo Towers is one of Bournemouth's most celebrated seafront developments, located just 300 metres from the award-winning beaches. Residents benefit from superb communal amenities including a snooker room, library, laundry facilities and an expansive roof terrace with panoramic coastal views.



This property is offered with no forward chain, ensuring a smooth and swift purchase process. Its combination of top-floor position, modern interior, and direct access to Bournemouth's coastline and amenities makes it a desirable find.

This well maintained development has all heating, hot water, morning concierge service, 24hr CCTV security, building insurance and reserve fund contribution covered in the service charge. Early viewing is strongly recommended to fully appreciate the light, layout, and lifestyle this apartment has to offer.

#### Agent Notes:

- Tenure: Share of Freehold
- Lease Term: 999 Years from 2020
- Ground Rent: Nil
- Service Charge: £372.01 pcm (£4,462.14 pa)
- Reserve Fund: Included in Service Charge
- Building Insurance: Included in Service Charge
- Parking: Permit to be applied for
- Heating & Hot Water Included
- Tax Band: C
- EPC: E

