

**FOR SALE**



**Sea Road, Boscombe Spa  
Asking Price Of £230,000**

  
**MARTIN&CO**





## Sea Road, Boscombe Spa

2 Bedrooms, 1 Bathroom

Asking Price Of £230,000

- Immaculate Apartment
  - Decked Balcony with SEA VIEWS
  - High Standard Finishing
  - Concierge Facilities
- \*\*SHARE OF FREEHOLD\*\***

A very well presented two large double bedroom apartment on third floor in San Remo Towers with sea views. The property is approximately 764.23 square feet in size (71.00 sq mts) and has the benefits of a large sunny living room, a separate fitted kitchen, two double bedrooms, a full size bathroom, and a south west facing balcony with sea views overlooking the communal courtyard. The complex offers 24/7 security, concierge, internal courtyard, communal gardens, communal facilities including laundry room, lift and residents' lounge. Residents have access to roof terraces where they can enjoy stunning sea-views from Isle of White to Old Harry Rocks.

### **ENTRANCE HALL 6' 10" x 4' 10" (2.10m x 1.48m)**

Telecom phone entry system, painted walls, dark beige carpet, picture rail fitted throughout, ceiling spotlight, doors leading to living room and kitchen.

### **KITCHEN 8' 2" x 7' 10" (2.50m x 2.40m)**

Quality fitted kitchen comprising range of floor, wall cupboards & drawer storage, composite stone style laminate work surfaces with inset stainless steel one and half bowl single drainer sink with mixer tap, inset four ring ceramic hob, with stainless steel extractor hood over, built in electric fan oven, integrated fridge, freezer and washing machine, tiled splash backs, inset ceiling spotlight, moulded cornice to ceiling, grey stone tile flooring, S-W facing double glazed window.





**LOUNGE/DINER 11' 9" x 15' 4" (3.6m x 4.68m)** moulded cornice to ceiling, wall mounted under window radiator. Single doors leading to hallway and entrance hall, with double glazed doors opening onto south west facing balcony, inset ceiling spotlights, moulded cornice to ceiling, TV and phone points, wall mounted radiator, painted walls, dark beige carpet throughout.

**BALCONY W/ SEA VIEWS 11' 9" x 3' 7" (3.6m x 1.1m)** Decked flooring, facing south west overlooking the communal courtyard with sea views. The balcony is a perfect size for table and chairs to enjoy the views.

**HALLWAY 16' 6" x 7' 3" (5.05m x 2.23m)** Dark beige carpet, painted walls, moulded cornice to ceiling with inset ceiling spotlight, with two built in storage cupboard on way to bathroom. Doors leading to both bedrooms, bathroom and living room.

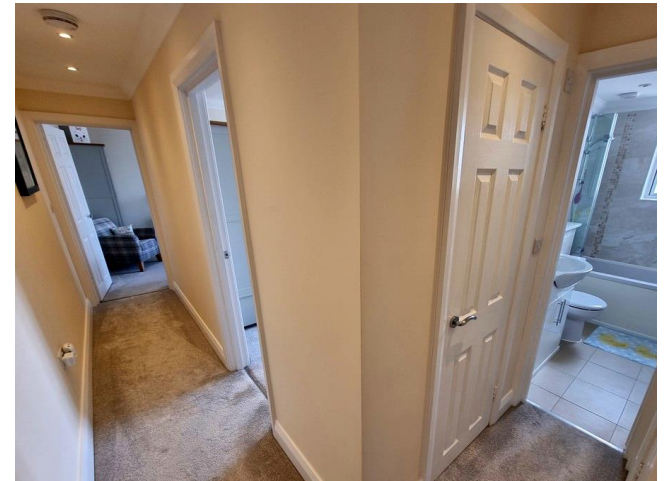
**BEDROOM ONE 11' 9" x 15' 4" (3.6m x 4.68m)** A uniquely large double bedroom with two double glazed windows to side aspect offering sea glimpses and views of the communal courtyard. Magnolia painted walls and carpeted throughout. Inset ceiling spotlights,

moulded cornice to ceiling, wall mounted under window radiator.

**BEDROOM TWO 10' 5" x 12' 4" (3.19m x 3.78m)** Spacious double bedroom with double glazed windows to side aspect offering sea glimpses and views of the communal courtyard. Magnolia painted walls and carpeted throughout. Inset ceiling spotlights, moulded cornice to ceiling, wall mounted under window radiator.

**BATHROOM 6' 0" x 8' 3" (1.85m x 2.53m)** White suite of panelled bathtub with mixer tap, shower attachment and folding glass shower side screen, moulded cornice to ceiling, extractor fan, close coupled WC, wash hand basin vanity unit with storage underneath, shaver point with light and mirror, stone effect ceramic tiled walls to the ceiling and tiled flooring, heated towel rail. Single double glazed south west facing window.

**ROOF TERRACE** The vast roof terraces are made available to the residents to enjoy beautiful views of the coastline, the sea view from Isle of Wight (East) to Old Harry Rocks and the Purbeck Hills (West).





**PARKING OPTIONS** No parking with property but the options to rent are: £200 a year for outside ad hoc space. (waiting list applies); £1,200 a year underground space. (waiting list applies). Private garage parking with own title deed available for £27,500.00. On road parking available on surrounding roads on a first come first serve basis.

**Tenure: Share of Freehold**  
**Term of the Lease: 996 years (ending in 3017)**  
**Annual Service Charge: £1828.50**  
**Annual Hot Water and Heating: £782.80**  
**Reserve: £1868.86**  
**Ground Rent: £0**  
**Council Tax Band: C**

**LATEST UPDATES:**

In order to reduce 20% of the service charges for the next three years the Concierge function has been structured around moving away from 24/7 staffing to distinct manned and non-manned periods, 7 days a week, as follows:

- Manned, by Concierge team member: 8am to midday (4 hours) 6pm to midnight (6 hours); Non-manned: midnight to 8am (8 hours) midday to 6pm (6 hours). The above has been implemented on 01.04.2021.

**DISTANCES:**

- 150 mts to Award-Winning Sandy Beaches
- 200 mts to Boscombe Pier
- 550 mts to Boscombe High Street
- 1.3 km to Kings Park
- 1.5 km to Town Centre
- 1.9 km to Queens Park
- 3.5 km to Castle Point Shopping Centre
- 5.3 km to Hengistbury Nature Reserve

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

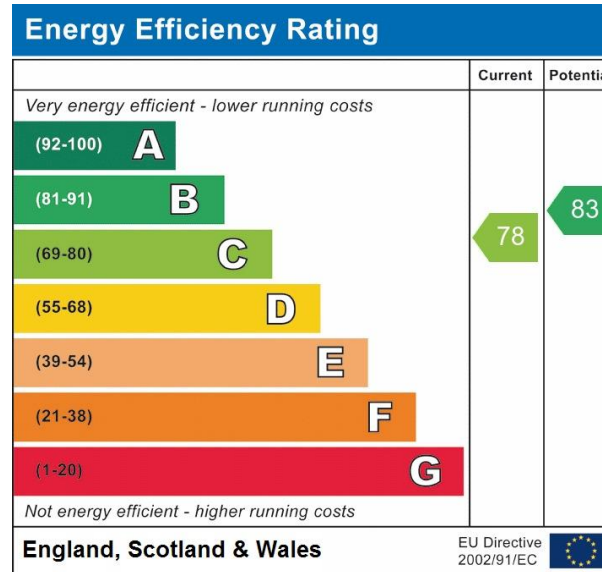
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of

particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

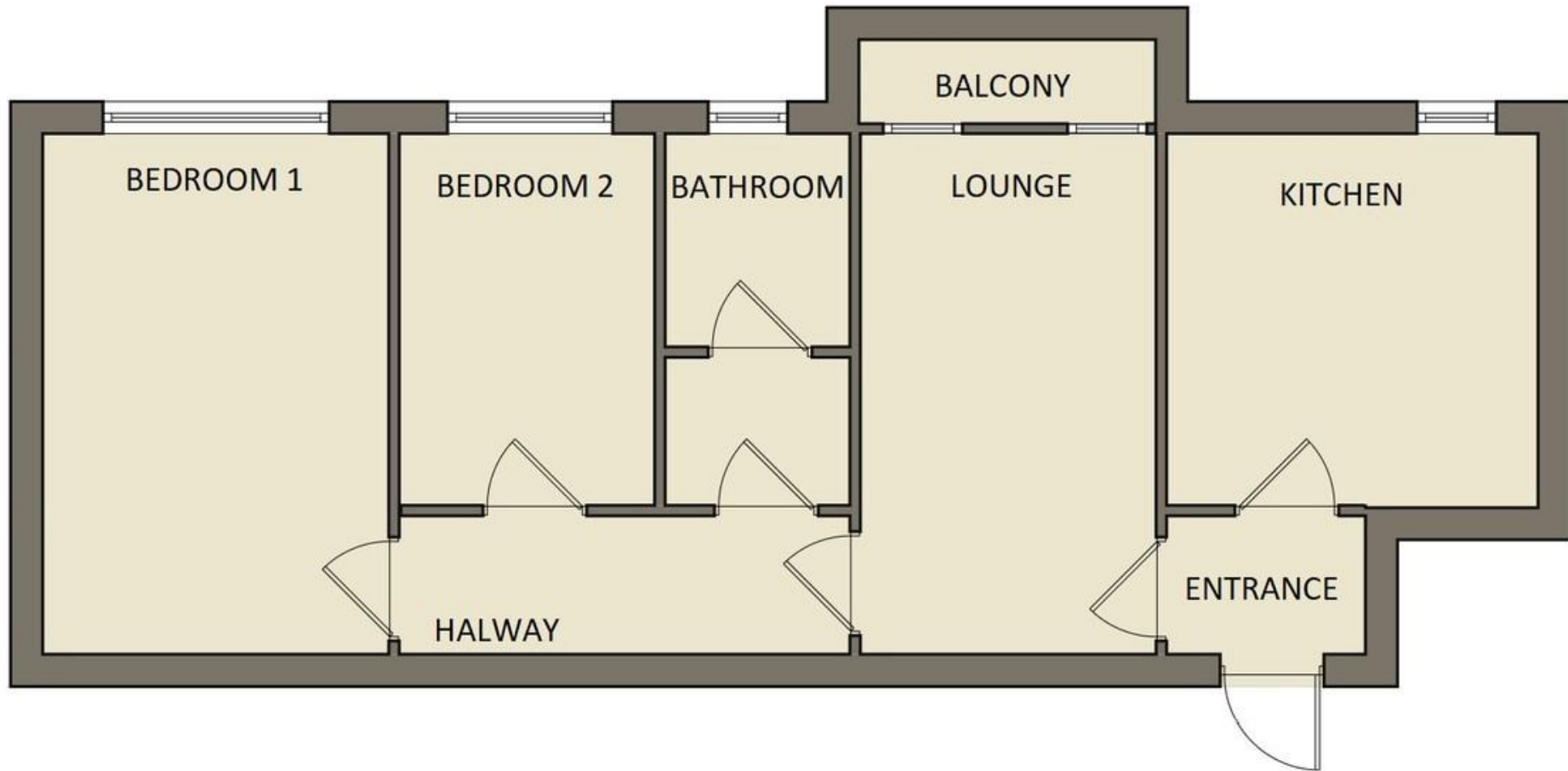
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.











## Martin & Co Bournemouth

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**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.