

**San Remo Towers Boscombe Spa Bournemouth BH5 1JT**  
Luxury Three Double Bedroom Penthouse

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# San Remo Towers Boscombe Spa Bournemouth BH5 1JT

£4,000 pcm

## Luxury Three Double Bedroom Penthouse

- **Private Roof Terrace with South & West Facing Sea Views**
- **Presented in Pristine Condition Throughout**
- **Roof Terrace Garden Room or Study**
- **Very Substantial Living / Dining Room with Two Walls of Windows**
- **Substantial Quality Kitchen**
- **Large Master Bedroom with Huge En-Suite Facilities**
- **Bedroom Two with En-Suite Facilities**
- **Passenger Lift and Two Underground Car Parking Spaces**
- **Communal Central Heating System**

### The Location

Boscombe is now fully integrated into the Bournemouth Conurbation, hugging the coastline most properties enjoy close proximity to local award winning safe sandy beaches and most residents enjoy the flat level promenade walk which give access to Southbourne, Sandbanks and more importantly Bournemouth Town, Boscombe Beach area now attracts a strong local; Café Culture having many eateries and café bars creating a truly cosmopolitan atmosphere, the Pier is now Nationally Listed and protected for future generations

### Inside Areas

The property has a large entrance hallway, very substantial Lounge / Dining Room which has windows to 2 sides, there is a generous Kitchen Breakfast room of quality kitchen units and granite work surface over. There are 3 double bedrooms with 2 of them having en-suite bathing facilities and the 3rd bedroom having easy access to the main family bathroom. The property is presented in pristine condition throughout and would make for an ideal permanent or second home. All central heating systems and domestic hot water is provided as part of the annual service charges.

### Outside Areas

There is a substantial private terrace which accompanies the Penthouse with a unique roof top room which is ideally suited as a hobby, or garden room. The terrace enjoys dramatic Bournemouth Bay views in a Westerly direction. This roof terrace is fully decked and offers an outside space larger than most detached properties gardens. The property is also conveyed with 2 underground car parking spaces.

### The Architecture

The block, now Grade II listed, was designed by British-born architect Hector Oliver Hamilton, FRIBA, for Armstrong Estates of Guildford, in a Los Angeles Spanish style. He later moved to America, became Member of the American Institute of Architects. The overall architecture may have been influenced by the architecture introduced in 1930 at the San Remo Tower Central Park New York.

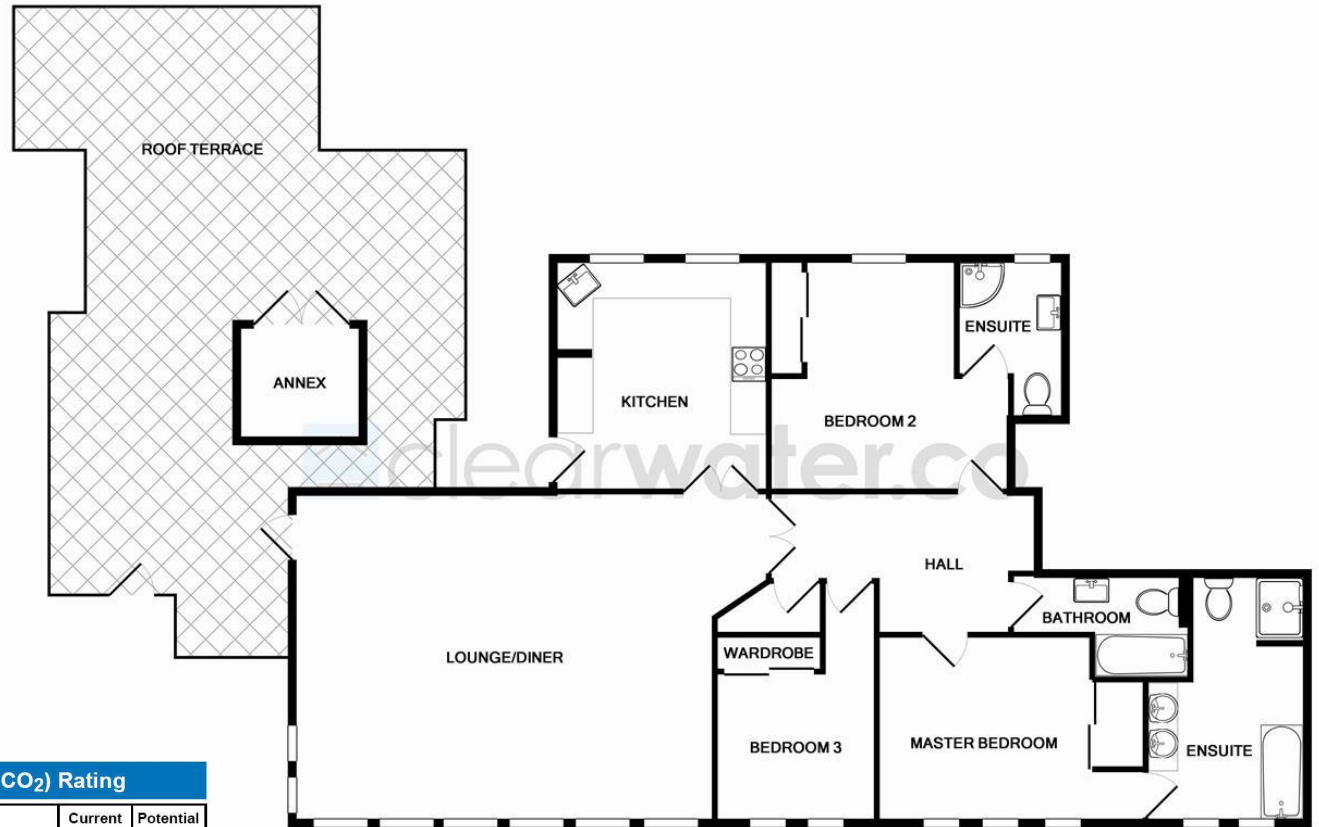
"Pale brick, with areas of render, particularly to ground and upper floors, faience tiling, and concrete floors. Flat roof behind high parapets edged with pantiles, and with pantiled roofs over staircase towers and over penthouse. U-shaped plan around central courtyard, set over garage. The flats, on five floors, are set in five blocks, with corridor access via separate residents and trade stairs and lift from each of six entrance doors (the central block 'C' is served by the main entrance as well as its own). Through access between blocks on ground floor only. The exterior is in a delightful Spanish mission style, with extensive use of coloured faience around doors and in window jambs. Character styled UPVC Double Glazed windows with small panes, round-arched to ground and fifth floor, where coloured jambs predominate. Projecting balconies of brick and render to the larger flats, with coloured balustrades and supported on console brackets. The six entrances with double panelled doors, set in lively decorated surrounds of brightly coloured faience, with barley sugar engaged columns under Ionic capitals and block designation (A-E, main entrance) in faience lettering. Interiors: The residents' staircases with jazz modern metal balustrading. San Remo Towers is one of the most comprehensive seaside developments of flats to be erected in the 1930s. It was planned as early as 1935-6 by Armstrong Estates Limited of Guildford. It was opened on 1 June 1938 as 'a magnificent block of 164 superior flats.

### Council Tax

Borough of Bournemouth Council Tax Band E.

## Room Dimensions

<b>Entrance Hallway</b>	
<b>Living / Dining Room</b>	8.92m (29' 3") x 6.55m (21' 6")
<b>Kitchen</b>	4.67m (15' 4") x 3.78m (12' 5")
<b>Bedroom One</b>	4.60m (15' 1") x 3.81m (12' 6")
<b>En-suite Bathroom</b>	
<b>Bedroom Two</b>	4.70m (15' 5") x 3.38m (11' 1")
<b>En-suite Bathroom</b>	
<b>Bedroom Three</b>	4.95m (16' 3") x 2.90m (9' 6")
<b>Family Bathroom</b>	
<b>Roof Terrace</b>	16.31m (53' 6") x 10.92m (35' 10")
<b>Summer House</b>	2.95m (9' 8") x 2.36m (7' 9")



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	49
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	41
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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