A DEVELOPMENT OF 39 CHARACTER APARTMENTS

THE COTTON EXCHANGE
BOSCOMBE DORSET

A DEVELOPMENT OF 39 CHARACTER APARTMENTS
Boscombe is a Victorian sea-side resort within the popular Bournemouth conurbation. It is nestled between Bournemouth to the west and Southbourne to the east. Boscombe has numerous architectural styles, ranging from the elaborate Victorian vocabulary of the Royal Arcade to the more understated Art Deco style of the 1930’s and the modernist 1950’s styles found at Boscombe Pier. Boscombe offers a diverse range of shops, bars and eateries with its pedestrianised shopping precinct and the regular Boscombe market. There is a thriving street market on Boscombe High Street on Thursdays and Saturdays as well as a vintage market on the first Saturday of every month. From the local rail station, Pokesdown, it is but a four minute journey to Bournemouth, there are hourly direct services to Southampton and London Waterloo. You can walk to the centre of Bournemouth in 25 minutes, or drive there in 10.

Take a walk down to Boscombe beach, see the surfers and stroll to the end of Boscombe Pier for a top photo opportunity or to enjoy the fresh sea air. Boscombe Pier has recently undergone a £2.4 million restoration to make the structure safe and accessible to the public, securing its future for another generation at a time when many of the UK’s remaining seaside piers are being left to crumble into the sea.

As you wander along Boscombe Pier, you will discover several beautiful musical instruments lining the route and surprise yourselves with what fun this really is for adults and children alike.

The Cotton Exchange
The Cotton Exchange is a prestigious landmark development of 39 character yet practical apartments located on Christchurch Road, in the heart of Boscombe.

Originally built in the 1880’s, the building opened as a branch of the exclusive Plumbers Department Store; purveyors of luxury items available to the wealthy residents of Boscombe and Bournemouth.

The building has now been completely restored back to its former glory utilising its Victorian architecture. Alterations have also been made to further enhance the buildings appeal - adding a contemporary twist for the 21st century. The Cotton Exchange offers spacious apartments over three floors, roof top gardens, parking for residents and exceptional attention to detail.

The apartments have been finished to an exceptionally high standard with high specification fixtures & fittings with luxury kitchens & bathrooms and have been designed with the purpose of reducing maintenance and operating costs.

Lime Estates
Lime Estates is synonymous with quality and luxury. Lime Estates have been creating homes in the local area for many years to exacting standards, delighting home owners and landlords with their quality and ease of maintenance. The company’s philosophy is to offer unparalleled build quality along with the highest quality finishes and fittings, thus reducing the need for ongoing maintenance. Lime Estates believe in the preservation and improvement of local landmark buildings, such as The Cotton Exchange, in order to give a renewed lease of life whilst providing quality homes to satisfy the growing demand of discerning buyers across the Bournemouth conurbation.

Boscombe is a growth area and it is Lime Estates aspiration that this will translate into an appreciating value of the investment purchasers will be making in The Cotton Exchange and their name will stand behind it.

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specifications

Kitchens
- Ella Kitchen Units
- Quartz or Polished Concrete Worktops
- Painted Glass Splash-backs over hob area
- Integrated Kitchen Appliances (Stainless Steel Fan Oven, Ceramic-Hob, Stainless Steel and Glass Extractor, Ceramic Fridge Freezer), washer drains where built into kitchens, not included where freestanding
- Make-up Point Tiled to Floor, matching upstands where specified
- Extractor Fan and Isolator Switch
- Compact Close Coupled BTW White Ceramic WC
- Basin and Vanity Unit, Chrome Monobloc Tap
- White Ceramic Semi Pedestal and Basin, Chrome Monobloc Tap, Chrome Click Clack or Pop up Waste or Basin and Vanity Unit, Chrome Monobloc Tap, Chrome Click Clack or Pop up Waste
- Compact Close Coupled RTW White Ceramic WC Seat to suit, Dual Flush or Concealed Cistern
- Extractor Fan and Isolator Switch
- Vicaima Flush Oak Foil Wrapped Door, Satin Polished Chrome Door Hardware, FD20 Specification

Bedrooms
- Solid Ash skirting, Doorframes and Architraves, finished in Dark Oak
- 3 Double Socket
- Low Energy Lighting, either Pendant and LED Bulbs in satin Nickel Downlights of Suitable Rating
- Vicaima Flush Oak Foil Wrapped Door, Satin Polished Chrome Door Hardware, FD20 Specification or Solidcore

Low Voltage Systems
- Communal Spa / Hotbird (Foreign Satellite System) / Virgin TV System to all Lounges
- CCTV to Entrance Points Linked to TV Header Unit, available through TV system
- BT Points to all Lounges
- Virgin Wiring to all Lounges (not studios)

Heating and Hot Water
- Anthracite Colourised Radiators on Chrome Pipes, Thermostatic valves
- Central thermostat and Programmer
- Gas Combi Boilers with extended warranties

Lounge
- 5 Double Sockets
- Low Energy Lighting, either pendant or LED Satin Nickel Downlights
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<table>
<thead>
<tr>
<th>Apartment</th>
<th>Description</th>
<th>Parking Space</th>
<th>Bathroom</th>
<th>Floor Area Sq. Ft.</th>
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**Available**

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**Second Floor**

**Ground Floor**

**First Floor**

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**Second Floor**

**Ground Floor**

**First Floor**
Further Information
A full suite of background information including comprehensive property, legal and planning information is available through YOUhome and Frost&Co.

Viewings
To arrange a viewing contact:
YOUhome on 01202 544500  youhome.co.uk
Frost&Co on 01202 311888  frostandco-uk.co.uk