



Connells

The Point Marina Close
Boscombe Bournemouth

The Point Marina Close Boscombe Bournemouth BH5 1BS

for sale guide price
£400,000



Property Description

Connells are delighted to present this third floor apartment located in The Point, which overlooks Boscombe seafront with views that span from the Isle of Wight to the Purbecks. The property briefly comprises; two double bedrooms, en-suite & bathroom, kitchen/breakfast room and sitting/dining room.

The Point is a gated development with stunning views over Boscombe Pier, beaches and beyond. It benefits from a concierge service, Monday - Friday 8am - 12 noon and all apartments have access to the communal satellite dish.

The apartment is positioned within the D block and can be accessed via the lift or stairs and offers magnificent views from the South facing balcony look out over Poole Bay, Boscombe Pier and to the Isle of Purbeck in the West.

Boscombe is a popular suburb of Bournemouth and there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. The iconic Boscombe Pier offers fabulous views across Poole Bay. Here you will also find a seafront restaurant and many beach activities with climbing boulders, table tennis, volleyball with paddleboards to hire, as well as a surf school.

Offered with vacant possession and no forward chain.

Approach

The gated complex offers vehicular access via Sea Road, through a set of security gates, the block paviour drive leads to the visitors parking at the top, with the allocated parking in the garage below.

There is also pedestrian access to the front of the building from The Marina.

From the communal entrance, take the lift or stairs to the third floor, where the apartment front door opens into the;

Entrance Hall

Secure entry system. Airing cupboard housing the hot water tank. Cupboard housing electric and consumer units. Laminate flooring throughout. Electric radiator.

Sitting / Dining Room

17' 3" x 16' 5" (5.26m x 5.00m)

Double glazed sliding patio doors to the south facing balcony, which is a great space to enjoy the sun from sunrise to sunset. TV and telephone points. Two electric night storage heaters.

Kitchen

17' 2" x 8' 1" (5.23m x 2.46m)

Double glazed tilt and turn window to the front aspect. Fitted with a range of matching wall and base units with laminate worktops over.

1½ bowl stainless steel sink and drainer unit. Electric Neff hob with Neff stainless steel cooker hood over with tiled splashbacks. Built in eye level oven/microwave. Neff integrated dishwasher. Neff washing machine. Integrated fridge freezer. Night storage heater.

Bedroom 1

14' 8" x 9' (4.47m x 2.74m)

Double glazed tilt and turn window to the rear aspect. TV and telephone point. Electric radiator. Door to;

En-Suite

Fully tiled suite comprising panel enclosed bath with chrome shower attachment. Low level WC. Chrome heated towel rail. Vanity wash hand basin. Shaver point. Extractor.

Bedroom 2

11' 2" x 8' 6" (3.40m x 2.59m)

Double glazed tilt and turn window to rear aspect. Built-in wardrobes. Telephone point. Electric radiator.

Bathroom

Shower cubicle with chrome shower attachment. Low level WC. Wash hand basin with vanity unit. Shaver point. Extractor. Under floor heating. Fully tiled. Chrome heated towel rail.

Agents Notes:

Lease: 125 years from January 2002

Service Charge: £3986 per annum

Ground Rent: £600 per annum

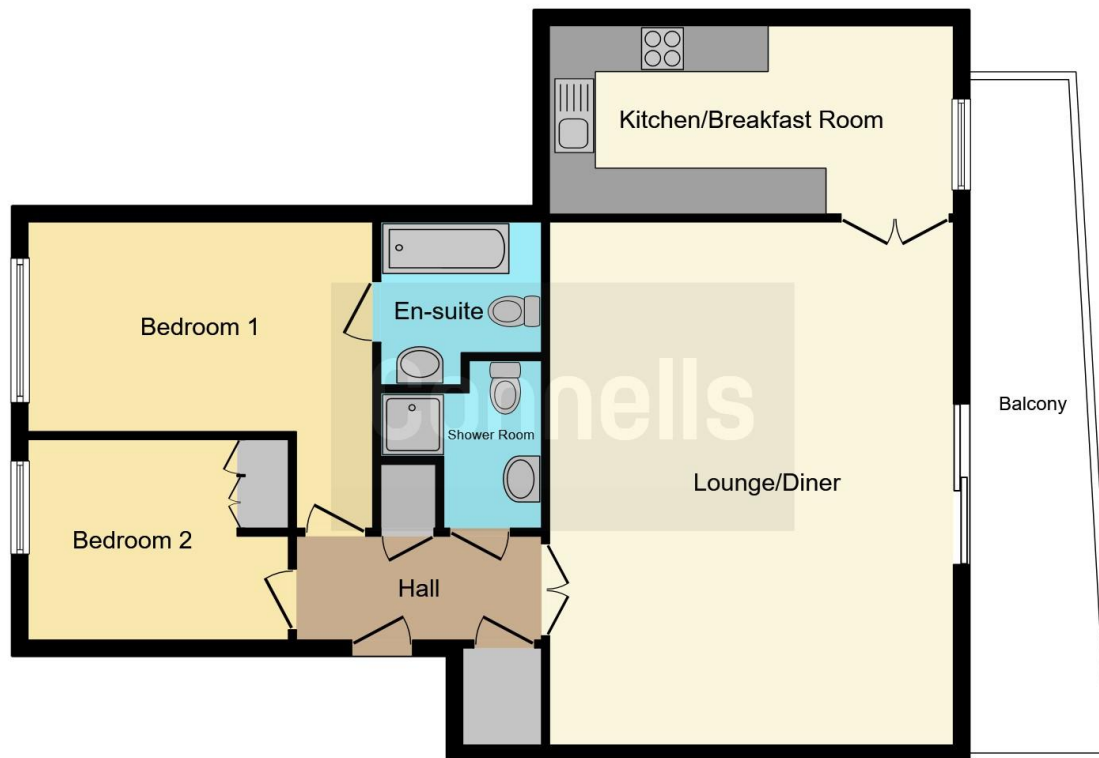
Council Tax - Band E - BCP Council

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Ground Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: C

Council Tax
 Band: E

Service Charge:
 3986.00

Ground Rent:
 600.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN305554

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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