



Estate Agents



Auctioneers

Garden Flat E3 Sam Remo Towers, Sea Road, Boscombe Spa, Bournemouth, BH5 1JZ

Guide Price £150,000 – Share of Freehold

**Lower Ground Floor Flat | One Bedroom | Spacious Hallway | Dual Aspect Living Room | Modern Fitted Kitchen
Modern Three-Piece Bathroom Suite | Ample Storage | No Onward Chain | Walking Distance To The Beach
Easy Access To Southbourne Grove, Boscombe & Bournemouth | In Excellent Condition Throughout
Ideal Holiday Home/First time purchase**

A superbly presented one-bedroom ground floor apartment forming part of the landmark Grade II listed San Remo Towers, just 350 yards from the award-winning sandy beach at Boscombe Spa. Built in the 1930s, this iconic development is one of the area's most recognisable coastal buildings and offers an excellent range of residents' facilities, including a concierge service, entertaining/snooker room, laundry room, and a large communal roof terrace with stunning views across Poole Bay towards the Isle of Purbeck to the west and the Isle of Wight to the east.

The apartment is accessed via a secure entry phone system and a well-maintained communal hallway. Inside, a hallway leads into a spacious living/dining room, which enjoys a pleasant dual-aspect outlook over the development's courtyard. The generously sized modern kitchen/breakfast room features ample floor and eye-level units with matching work surfaces, integrated oven and hob, fridge/freezer, dishwasher and washing machine, as well as space for additional appliances and a breakfast table and chairs. The bedroom is a good-sized double, benefiting from a built-in storage cupboard. The accommodation is completed by a modern bathroom comprising a WC, wash hand basin, and bath with shower over.

Externally, the property benefits from communal grounds and parking, which is available via application through the managing agent.

Tenure: Share of Freehold

Service Charge: £5,000.00 per annum (including heating and hot water)

Ground Rent: Zero

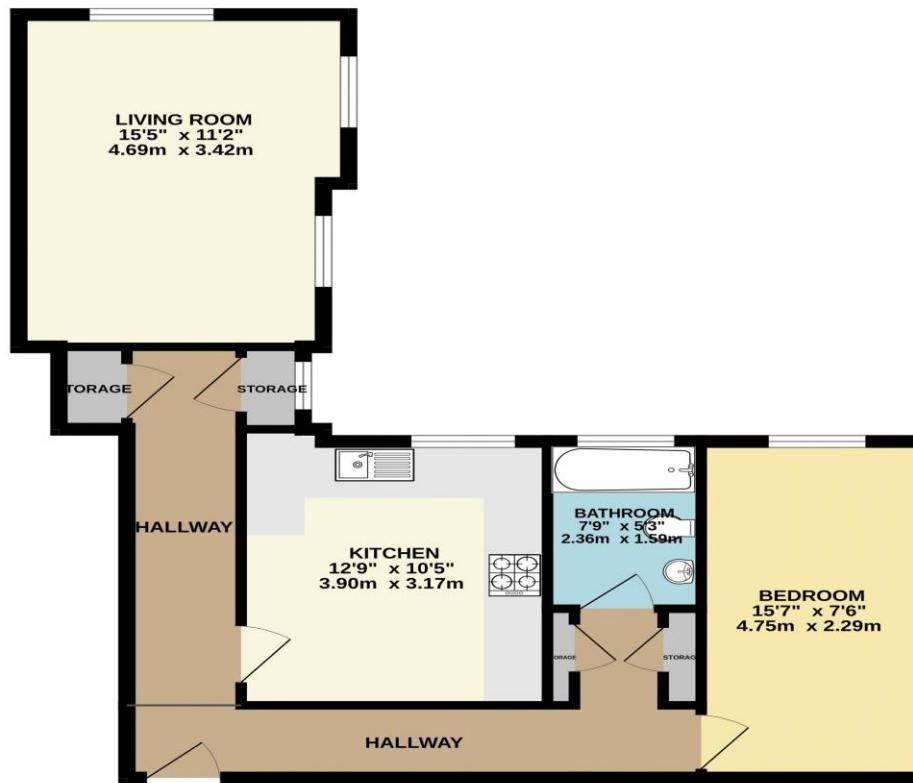
Council Tax: Band D (although is being reverted to band A – ask agent)

EPC Rating: 80 | C





GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 623 sq.ft. (57.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no guarantee is given for the accuracy, 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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