



FLAT 55 THE POINT  
MARINA CLOSE  
BOURNEMOUTH  
BH5 1BT

LEASEHOLD  
GUIDE PRICE  
£600,000-£625,000

“An exceptionally spacious, three double bedroom, fourth floor apartment with panoramic sea views and secure underground parking just 150 metres to Boscombe Pier”

**Winkworth**

for every step...

GUIDE PRICE £600,000-£625,000

Three Double Bedrooms  
Two Bathrooms  
Open Plan Lounge / Dining Room  
Kitchen / Breakfast Room  
Panoramic Sea Views  
Secure Underground Parking  
Visitors Parking

EPC: C | COUNCIL TAX: G | LEASEHOLD 103 YEARS REMAINING | MAINTENANCE £5600 P/A | GROUND RENT £500 | NO PETS OR HOLIDAY LETS PERMITTED  
01202 434365  
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## Why The Point?

The Point is ideally located just 150 metres to Boscombe Pier where you can find miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sport available by Boscombe Pier with a range of beach side café's, bars and restaurants to take in along the way. Boscombe high street is approximately half a mile away. Diverse landmarks in lively Boscombe include art deco buildings, a restored Victorian pier with a modernist entrance hall, and the 1890s-built Royal Arcade shopping mall. Boscombe has its own thriving night-life scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beach front Chine Gardens has paths winding around flower beds and a mini-golf course.

This fourth floor apartment offers over 1300 sq ft of accommodation. The open plan lounge / dining room enjoys outstanding panoramic sea views from the Isle of Wight to Old Harry Rocks, with two sets of sliding patio doors giving direct access to the wrap around balcony. Double doors lead trough to the kitchen which is equipped with a range of cabinets, integrated appliances and further sea views.

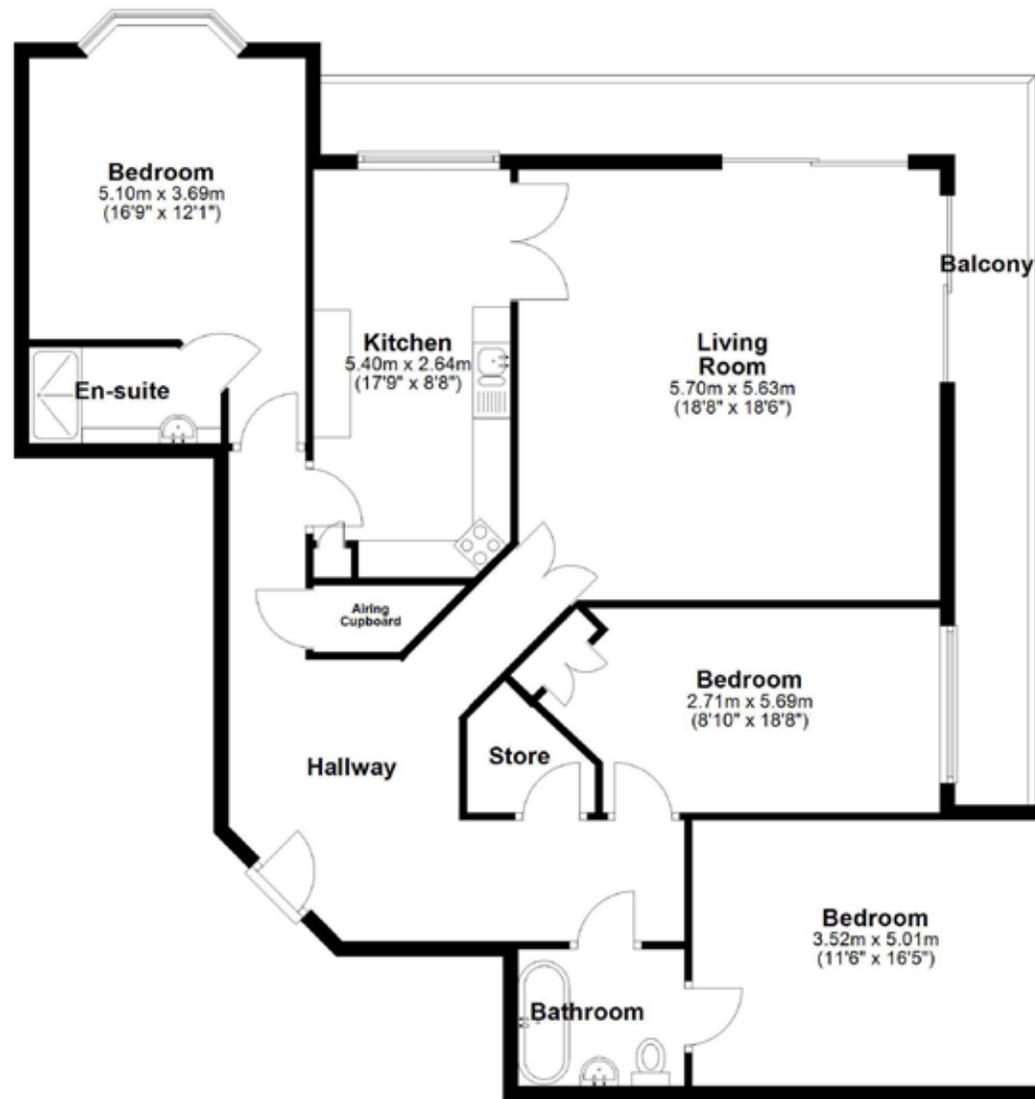
All three bedrooms are double in size with the primary benefiting from an en-suite shower room. The family bathroom includes a bath with over head shower and screen, wash hand basin, wc and fully tiled walls and flooring.

Outside, the development is accessed via electric gates with secure underground residents parking and further visitors parking at ground level.



## Ground Floor

Approx. 128.2 sq. metres (1379.4 sq. feet)



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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