



FLAT 10 THE POINT  
MARINA CLOSE  
BOURNEMOUTH  
BH5 1BS

SHARE OF FREEHOLD  
GUIDE PRICE  
£525,000 - £550,000

“A beautiful, two  
double bedroom,  
ground floor flat with  
panoramic sea views  
and secure under-  
ground parking just  
150 metres to  
Boscombe Pier and  
miles of golden sandy  
beach”

**Winkworth**

for every step...

GUIDE PRICE £525,000 - £550,000

Two Double Bedrooms  
Two Bathrooms  
Modern Kitchen  
Open Plan Lounge / Dining / Kitchen  
Large Balcony  
Secure Underground Residents Parking  
Visitors Parking

EPC: C | COUNCIL TAX: E | SHARE OF FREEHOLD ??? YEARS  
REMAINING | MAINTENANCE £??? P/A | GROUND RENT  
N/A | NO PETS OR HOLIDAY LETS PERMITTED

01202 434365  
southbourne@winkworth.co.uk







## Why The Point?

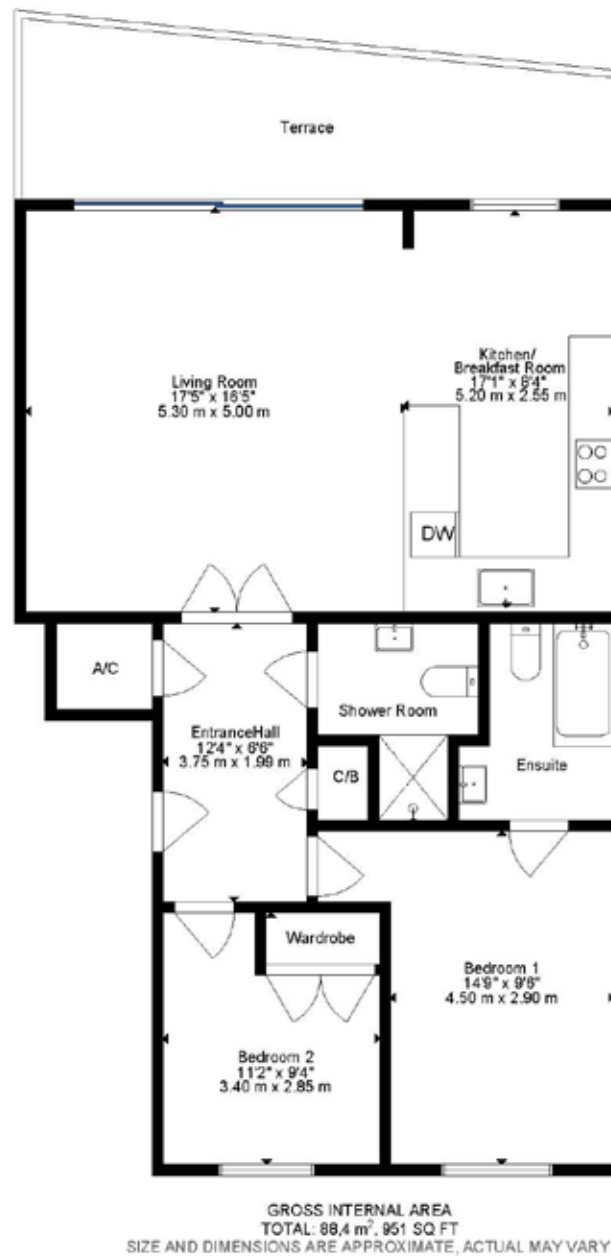
The Point is ideally located just 150 metres to Boscombe Pier where you can find miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sport available by Boscombe Pier with a range of beach side café's, bars and restaurants to take 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 two double bedroom ground floor flat has been beautifully modernised by the current owners. The open plan kitchen / dining / day room is flooded with natural light with the kitchen area fitted with a range of modern cabinets, integrated mid height oven and microwave with space for an American style fridge freezer. A central island provides seating for four people with stylish marble flooring throughout. Double doors lead out to the generous balcony with panoramic sea views to enjoy.

There are two double bedrooms with the primary benefiting from an en-suite shower room and fitted wardrobes. The family bathroom includes a bath with over head shower, wash hand basin and wc with fully tiled walls and flooring.

The property is accessed via security gates with secure underground residents parking and visitor parking above.





#### DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.





Lori Leon

lleon@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,  
Bournemouth, Dorset, BH6  
3QT

01202 434365

southbourne@winkworth.co.uk  
winkworth.co.uk/southbourne

“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.”

**Winkworth**

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