



FLAT 5  
MONKTON HEIGHTS  
4 BOSCOMBE  
SPA ROAD  
BH5 1AU

SHARE OF FREEHOLD  
ASKING PRICE  
£180,000

“A spacious, one  
double bedroom,  
character, first floor  
flat providing an ideal  
investment opportunity  
with allocated off road  
parking less than half a  
mile to Boscombe Pier”

**Winkworth**

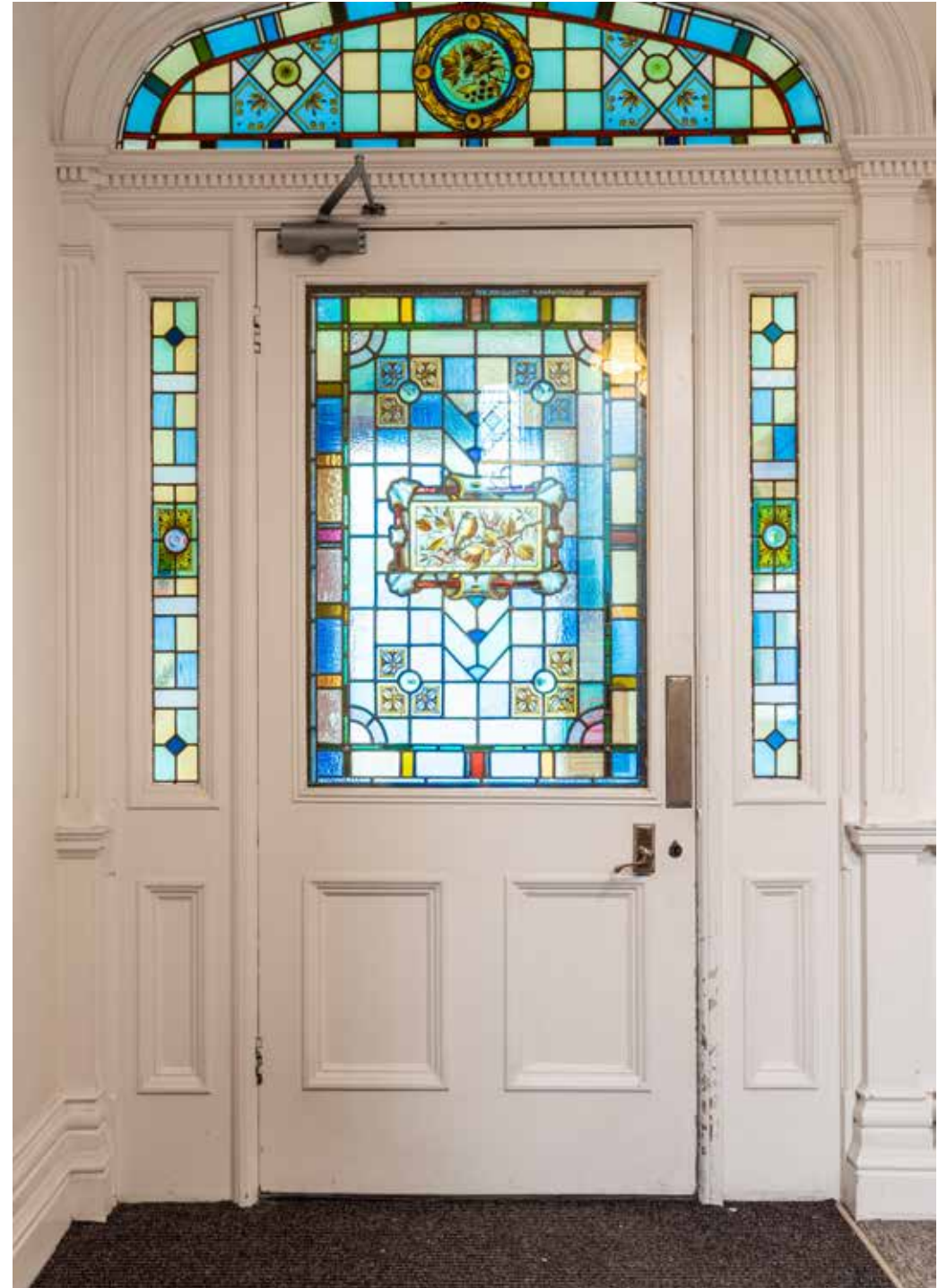
for every step...



ASKING PRICE £180,000

One Double Bedrooms  
Spacious Lounge / Dining Room  
Character Building  
Off Road Parking  
No Forward Chain  
Less Than Half A Mile To Boscombe Pier

EPC: D | COUNCIL TAX: A | SHARE OF FREEHOLD 995 YEARS  
REMAINING | MAINTENANCE £2400 P/A | GROUND RENT  
N/A | PETS BY CONSENT  
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## Why Monkton Heights?

Monkton Heights is conveniently located less than half a mile to Boscombe Pier where you can find miles of golden sandy beach and a promenade stretching from Hengistbury Head to Sandbanks. There are a range of water sports available by the Pier with a number of beach side restaurants, bars and cafés to take in along the way. Boscombe high street is less than a mile away enjoying a variety of restaurants and bars. 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 spacious first floor flat enjoys an open plan lounge / dining room with a feature bay window. The bedroom is a large double in size with ample space for a range of bedroom furniture.

The kitchen has a range of cupboards with integrated oven and hob with space and plumbing for washing machine and fridge freezer/ The bathroom includes a bath with over head shower, wash hand basin and wc.

Outside, the communal hallways are undergoing some updating. The grounds are well maintained with an allocated off road parking space conveyed with the property.

GROUND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



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.





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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.”

**Winkworth**

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