



FLAT 4 THE POINT
MARINA CLOSE
BOURNEMOUTH
BH5 1BS

LEASEHOLD
ASKING PRICE
£450,000

“A superbly presented,
two double bedroom,
two bathroom, first
floor seafront
apartment with secure
parking and panoramic
sea views just 150
metres to Boscombe
Pier”

Winkworth

for every step...

ASKING PRICE £450,000

Two Double Bedrooms
Two Bathrooms
Modern Kitchen
Spacious Lounge / Dining Room
Kitchen / Breakfast Room
Large Balcony
Panoramic Sea Views
Secure Parking With Additional Visitors Parking

EPC: TBC | COUNCIL TAX: E | LEASEHOLD 120 YEARS REMAINING | MAINTENANCE £ 3980 | GROUND RENT £250 |
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 two double bedroom, two bathroom, first floor apartment is immaculately presented throughout. The spacious lounge is flooded with natural light and sliding patio doors which provide direct access to the balcony where you can admire the panoramic sea views. The modern fitted kitchen includes a range of cabinets with integrated appliances and counter tops to complement and ample space for dining furniture.

Both bedroom are double in size with the primary benefiting from an en-suite shower room. The family bathroom incorporates a bath with over head shower, wash hand basin and wc with stylish wall and floor tiles.

Outside, the property is accessed via double electric gates which lead to secure underground parking with additional visitor bays.



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.”

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