



39 VISCOUNT COURT
24 OWLS ROAD
BOSCOMBE SPA
BH5 1AF

ASKING PRICE
£125,000

“A spacious one bedroom top floor retirement apartment, less than 0.5 mile to Boscombe Pier with golden sandy beaches.”



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Spacious Double Bedroom
Open-plan Lounge/Diner
Views Over Gardens
Updated kitchen
Residents Parking
Modern Tiled Bathroom

EPC: TBC | COUNCIL TAX: C | LEASEHOLD - 125 YEARS | SERVICE
CHARGE £2487 | GROUND RENT £516.78 | PETS - PLEASE CALL FOR
INFO

01202 434365
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Why Viscount Court?

Viscount Court is an exclusive retirement development for the over 60's with lift to all floors.

Ideally located less than half a mile to Boscombe Pier and the golden sandy beaches with a promenade that stretches from Hengistbury head through to Sandbanks. Boscombe Spa's vibrant high street offers local amenities, café's and restaurants and is approximately 0.2 miles away.

This modern one bedroom top floor apartment is light and spacious enjoying views over the communal gardens from the kitchen, bedroom and lounge.

The kitchen has a range of modern shaker style cupboards with integrated oven, hob and overhead extractor with tiled

splash back and space for a fridge freezer.

There are two useful large storage cupboards in the hallway while the spacious lounge / dining room provides ample space to relax and enjoy the views or entertain.

The bedroom is a generous double in size with mirrored sliding built in wardrobes.

The bathroom benefits from a large, double walk in shower, wash hand basin and WC complimented with stylish wall tiles and vinyl flooring.

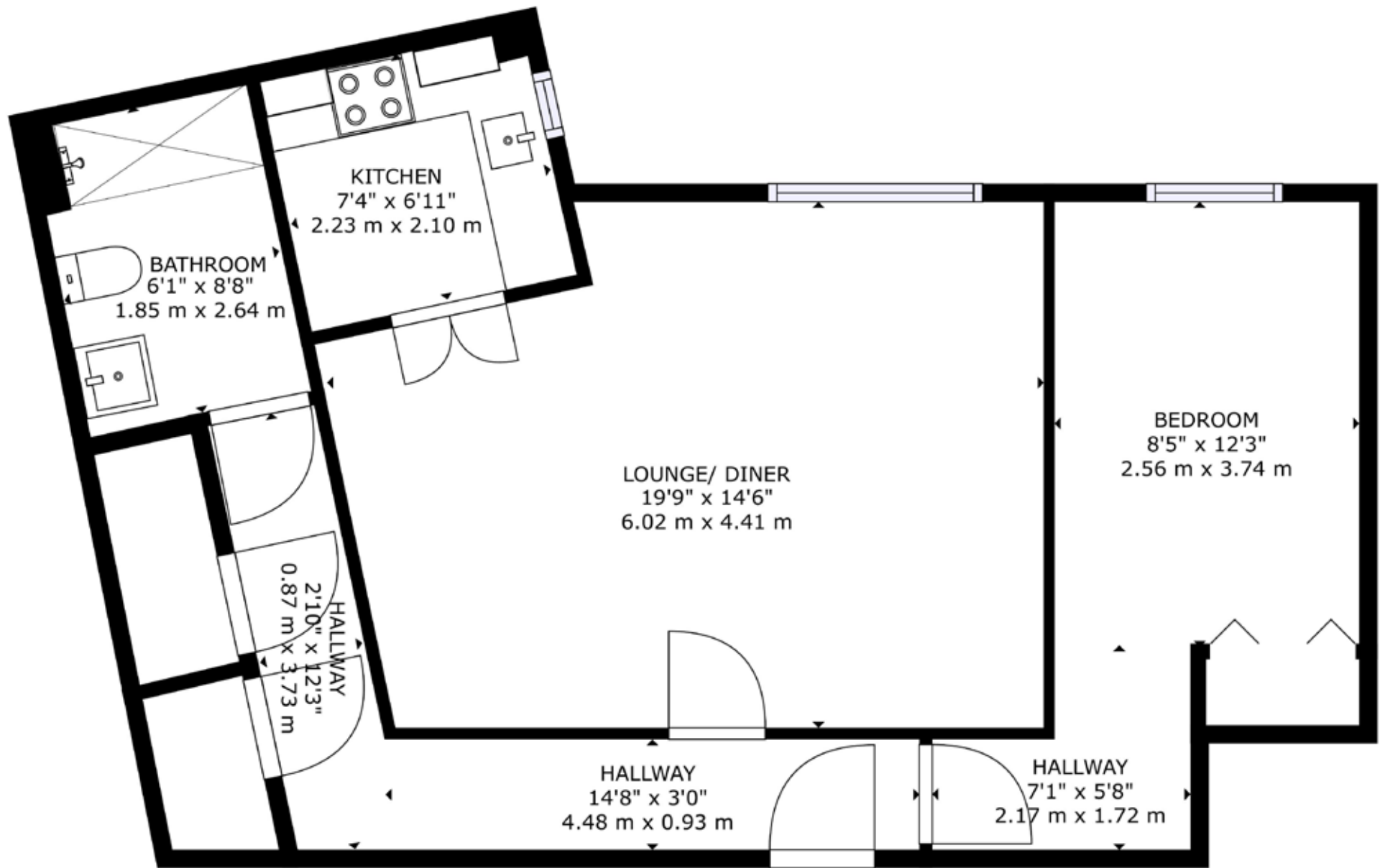
The development is well maintained with a lift to all floors, off road residents parking on a first come, first served basis, a communal lounge, laundry facilities and a guest suite, alongside an on-site property manager and 24hr First-port assistance.



Why Boscombe Spa?

Home to miles of sandy beaches, the popular surf reef and free entry onto the pier, it has something for everyone. It enjoys 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 nightlife scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beachfront Chine Gardens has paths winding around flower beds and a mini-golf course.





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 do not 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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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

