



HEARNES
WHERE SERVICE COUNTS

A superb triplex apartment set within a prestigious Boscombe Spa development, just moments from the beach, offering a luxurious bespoke finish throughout and sea views. Featuring a striking palatial interior, private patios, mezzanine study over a grand living area, garage, and allocated parking, this beautifully presented home represents a rare opportunity and is offered with no forward chain.

The elegant communal entrance, with original character features, leads to the ground-floor apartment entrance. This exceptional home offers a true turn-key opportunity within one of Boscombe Spa's most prestigious developments, combining elegant design, spacious accommodation, and an enviable coastal lifestyle only a few hundred yards from the beach. The accommodation features a magnificent formal living space with a striking mezzanine gallery above, creating a sense of space and light and providing an ideal study or work-from-home area overlooking the principal living space.

Stairs lead to a bright double bedroom with a sky lantern. The impressive open-plan kitchen, living, and dining area is fitted with modern units and opens onto a southerly private patio with ample space for dining. On the lower ground floor, the principal bedroom has an ensuite, complemented by a further well-appointed bathroom. A useful utility room provides access to a second private patio with an outdoor shower and direct entry to the private garage.

Externally, a raised communal patio provides space for BBQs and offers pleasant views over the development. The apartment includes an allocated parking space for added convenience, and residents have access to a gym and a pool table.

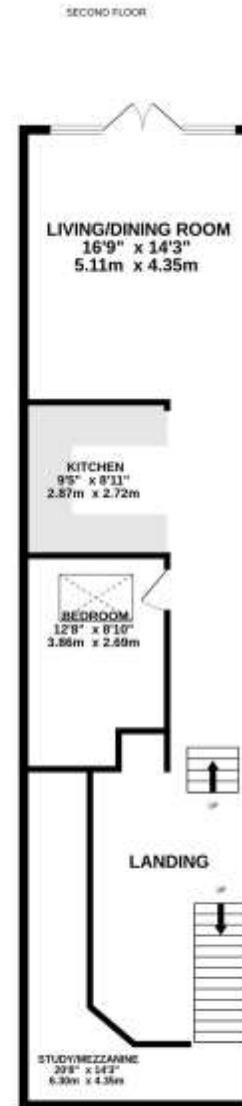
Maintenance: £2500.00 every 6 months
Share of freehold - 999 years from 2001

Council Tax Band: D

EPC Rating: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.





TOTAL FLOOR AREA: 1365sq.ft. (125.8 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplate contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser: The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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