



A6 SAN REMO TOWERS  
SEA ROAD  
BOURNEMOUTH  
BH5 1JR

ASKING PRICE  
£175,000  
LEASEHOLD

“A one double  
bedroom, ground floor  
apartment set within  
the exclusive San Remo  
development, 400  
metres to the beach  
with no forward chain”

**Winkworth**

for every step...

ASKING PRICE £175,000

One Double Bedroom  
Large Kitchen  
Bathroom  
Communal Roof Terrace  
Spacious Lounge/ Dining Room  
Close To The Beach  
No Forward Chain  
Vacant Possession

EPC: TBC | COUNCIL TAX: C | LEASEHOLD 104 YEARS REMAINING |  
SERVICE CHARGE £3717 TO INCLUDE HEATING, HOT WATER &  
SINKING FUNDI GROUND RENT £200 P/A | NO PETS PERMITTED  
01202 434365  
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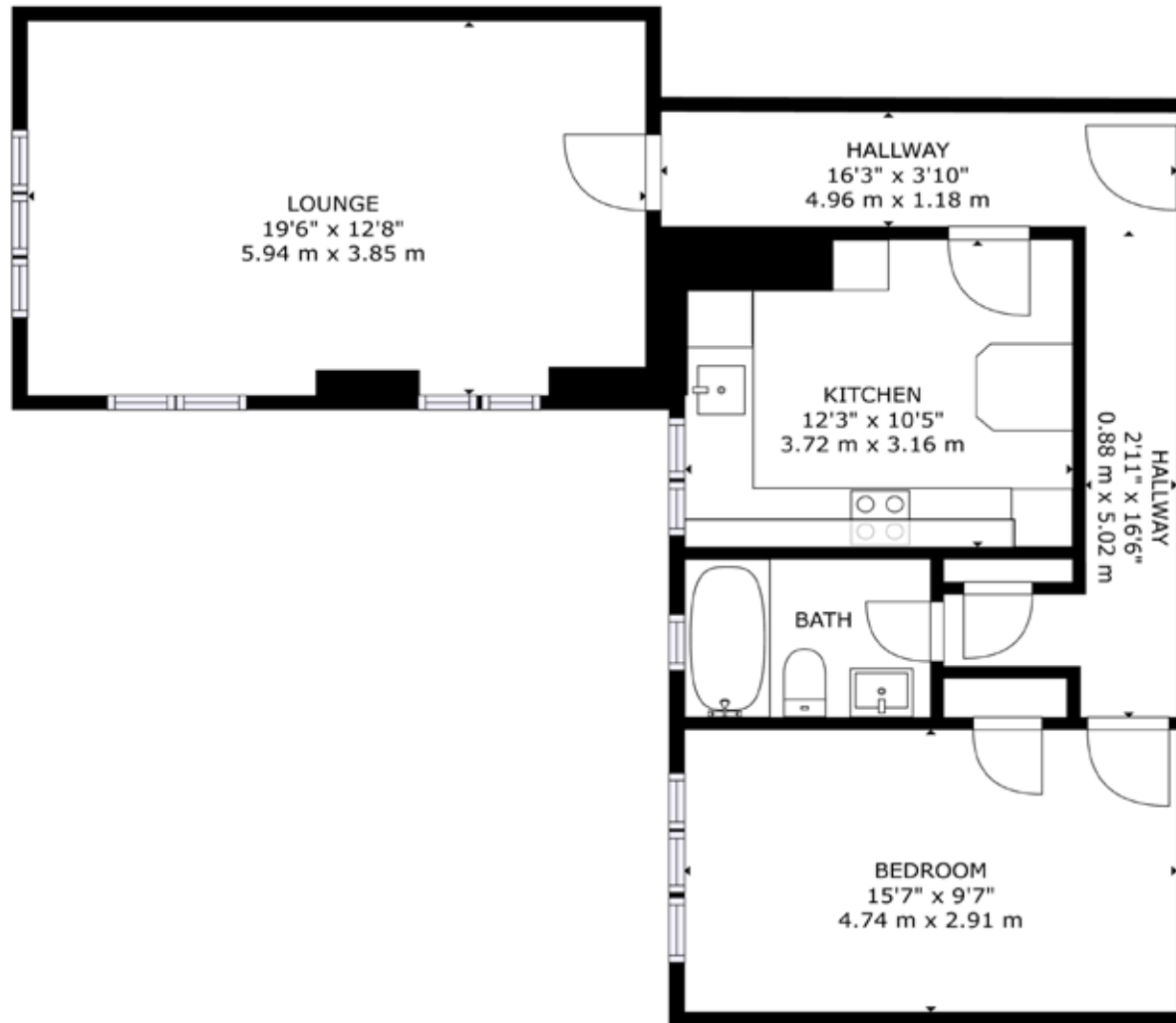


## Why San Remo?

San Remo Towers is an exclusive art deco development offering a range of in house facilities ranging from concierge service, communal roof top terrace and games room. This iconic building is just 400 meters to Boscombe Pier where you can find miles of golden sandy beach and a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by the pier along with a number of beach side restaurants, bars and cafés to take in along the way. Boscombe high street is 450 meters away with a range of high street shops and restaurants as well as the popular O2 live music venue. Neighbouring Southbourne is located nearby providing further facilities.

This spacious one bedroom apartment is well presented throughout with carpets running through the hall, lounge and bedroom. Large windows make the property light and airy and flood the rooms with natural light. The lounge / dining room enjoys a dual aspect with ample space for furniture. The kitchen benefits from a range of units an integrated oven and hob, dishwasher, fridge freezer and a freestanding washer / dryer. A breakfast bar provides seating for two. The large bedroom features double glazed arched windows and a fitted cupboard. The bathroom includes a bath with overhead shower, wash hand basin and wc with fully tiled walls.





GROSS INTERNAL AREA  
 FLOOR 1: 734 sq. ft, 68 m<sup>2</sup>  
 TOTAL: 734 sq. ft, 68 m<sup>2</sup>

**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.



Lori Leon

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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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