



FLAT 10 BLUE WATERS
10-12 ST CATHERINES
ROAD
SOUTHBOURNE
BH6 4AA

OFFERS IN EXCESS OF
£300,000
SHARE OF FREEHOLD

“A well presented, two
bedroom, two
bathroom first floor
apartment with
allocated off road
parking, just 500
metres to Southbourne
beach”

Winkworth

for every step...

OFFERS IN EXCESS OF £300,000

Two Bedrooms

Two Bathrooms

Modern Development

Allocated Off Road Parking

Private Balcony

Underfloor Heating

Lift To All Floors

500 Metres To Southbourne Beach

EPC: B | COUNCIL TAX: D | SHARE OF FREEHOLD 112
YEARS REMAINING | MAINTENANCE £1886 P/A | GROUND
RENT N/A | PETS BY CONSENT | HOLIDAY LETS PERMITTED

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Why St Catherines Road?

St Catherines Road is conveniently located just 500 metres to Southbourne beach. Walk along the clifftops and admire the panoramic views from the Isle Of Wight to Old Harry Rock or stroll down the zig zag where you can find miles of golden sandy beach with a promenade stretching from Hengistbury Head to Sandbanks. Stop off along with in one of the many bars, restaurants and cafes or take in one of the many water sports available by Boscombe Pier, whatever you decide, there is something for everyone.

Approximately 1 mile away is Southbourne high street which has been rejuvenated over recent years to include a range of independent cafes, restaurants and convenience shops along with excellent transport links and Pokesdown train station for anyone looking to commute.

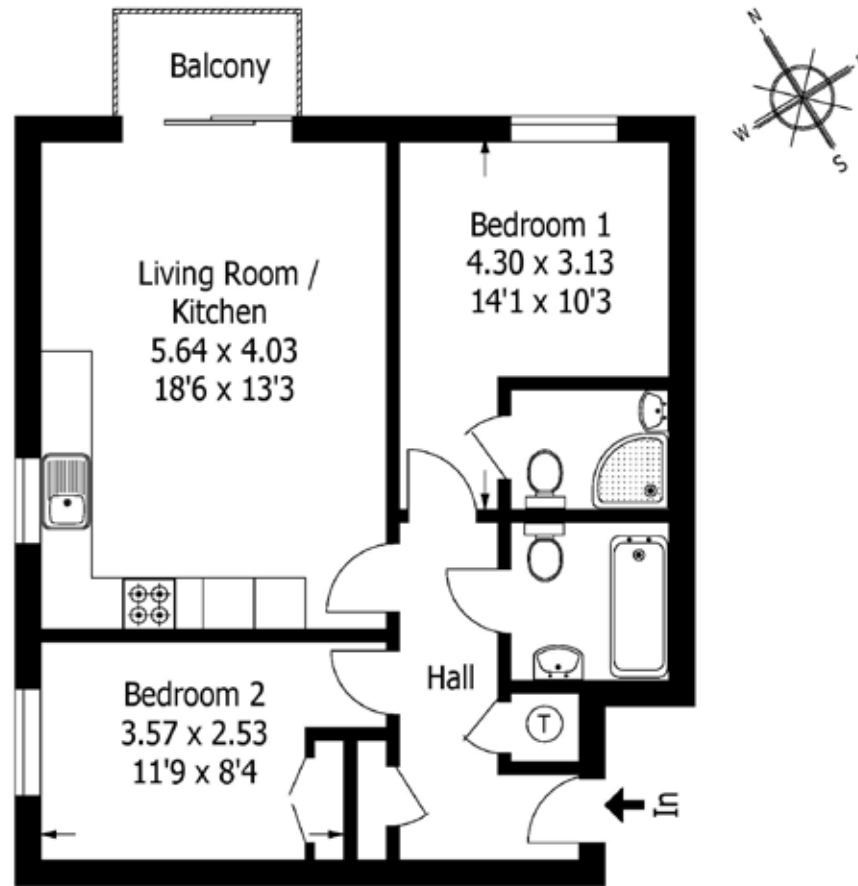
This two bedroom first floor flat enjoys underfloor heating throughout. The dual aspect, open plan, lounge / kitchen / dining room is flooded with natural light with double doors leading out to a private balcony.

The kitchen area is well equipped with a range of storage cupboards, integrated oven and hob with overhead extractor, washing machine and dishwasher.

Both bedrooms are double in size with bedroom one benefiting from an en-suite shower room with corner shower cubicle, wash hand basin and wc with tiled flooring. The family bathroom incorporates a bath with overhead shower with retractable glass shower screen, vanity unit with built in wash hand basin and wc, modern tiled flooring.

Outside, the property is well maintained with a driveway to the side leading to allocated off road parking at the rear and secure bike storage with cycle racks.

Approximate Gross Internal Area :- 60 sq m / 641 sq ft



First Floor

For identification purposes only, not to scale, do not scale

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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“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.”



for every step...