



FLAT 12 BOSCOMBE  
SPA GRANGE  
16 OWLS ROAD  
BOSCOMBE  
BH5 1AG

ASKING PRICE  
£230,000  
LEASEHOLD

“A two double bedroom top floor flat just 550 meters to Boscombe Pier with allocated off road parking and bike storage”

**Winkworth**

for every step...

ASKING PRICE £230,000

Two Double Bedrooms  
Two Bathrooms  
Immaculately Presented Throughout  
Kitchen / Breakfast Room  
Allocated Off Road Parking  
Further Visitors Parking  
New Roof In 2023

EPC: C | COUNCIL TAX: D | LEASEHOLD 104 YEARS RE-  
MAINING | MAINTENANCE £1890 P/A | GROUND RENT  
£195 P/A | PETS BY CONSENT | NO HOLIDAY LETS PERMIT-  
TED





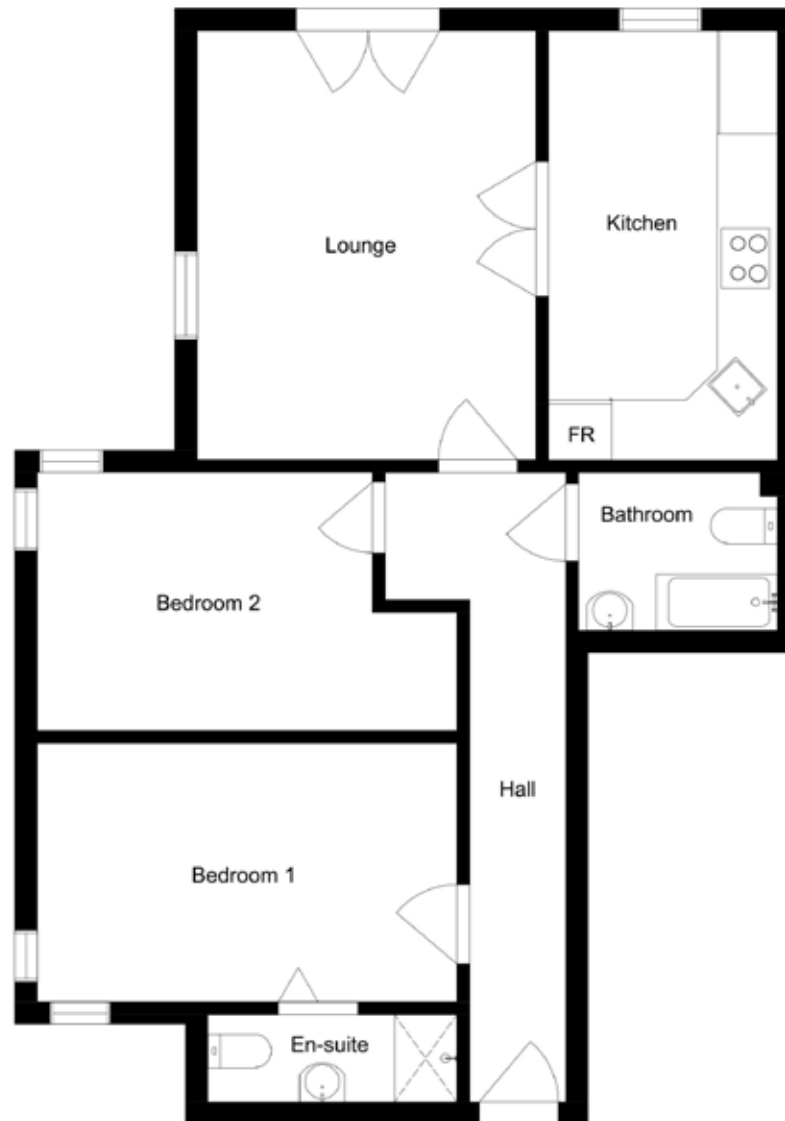
## Why Boscombe Spa Grange?

Boscombe Spa Grange is conveniently located just 550 meters to Boscombe Pier which is home to miles of sandy beaches, the popular surf reef and free entry onto the pier. 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 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. Southbourne high street is 1.2 miles away with an excellent range of independent cafe's, bars and restaurants along with excellent transport link and Pokesdown train station for anyone looking to commute.

This top floor flat is well presented throughout. The kitchen / breakfast room is generous in size with a range of fitted cupboards, integrated oven and hob with overhead extractor with space and plumbing for washing machine and fridge freezer. There is space for a four seater table and chair, counter tops and flooring to complement.

The lounge enjoys a dual aspect flooding the room with natural light with double doors opening onto a Juliet balcony. Both bedrooms are double in size with bedroom one benefiting from an en-suite shower room with wash hand basin and wc. The family bathroom incorporates a bath with over head shower and glass shower screen, wash hand basin and wc with part tiled walls and flooring.

Outside, the property is conveyed with one allocated off road parking space with further parking for visitors and a useful bike



GROSS INTERNAL AREA  
TOTAL: 651 SQ FT, 60 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**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.”

**Winkworth**

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