



Flat 9, The Litzo, 37-41 Boscombe Spa
Road, Bournemouth, BH5 1AS

Guide Price **£500,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

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A beautifully appointed apartment, with stunning sea views

A BEAUTIFULLY APPOINTED APARTMENT, WITH STUNNING SEA VIEWS SET WITHIN AN AWARD-WINNING, GATED DEVELOPMENT. FEATURES INCLUDE THREE BEDROOMS, A LARGE SOUTH FACING TERRACE, AND THE APARTMENT IS OFFERED FOR SALE WITH A SHARE OF THE FREEHOLD.

The Litzo is a modern and award-winning gated development set in an elevated position overlooking Boscombe Pier and a beautiful stretch of coastline. The area offers outstanding local amenities with an abundance of things to do in the surrounding area with some of the finest views of Boscombe Pier and the award-winning blue flag beaches. Local bus routes are nearby, and Bournemouth train station provides a mainline commute to London. Designed to take full advantage of this wonderful location and views across the nearby coastline, this apartment boasts a Southerly facing terrace with panoramic sea views and has recently been renovated by the current owners.

The development is accessed via electronic gates, with a video entry system and the apartment sits on the right-hand side. Entry via front door into hallway with doors leading to all primary accommodation. The kitchen/living area is particularly impressive, with a brand-new kitchen installed recently, offering plenty of storage and an array of integrated appliances. The living space is flooded with natural light, with glazing to the rear and a door leading out to terrace, enjoying the stunning sea views.

The main bedroom has an array of fitted storage cupboards and wardrobes, and also features a door out to the terrace. The ensuite has been superbly appointed, with a shower, WC and wash hand basin.

To the front are two bedrooms, both with fitted wardrobes. The larger features an ensuite shower room, to include shower, WC and wash hand basin and the smaller has a breakfast bar.

A family bathroom, again beautifully appointed, completes the accommodation, featuring a bath, WC and wash hand basin.

This apartment has one allocated parking space and there are 3 visitor spaces. Pets are not permitted. No Holiday lets.

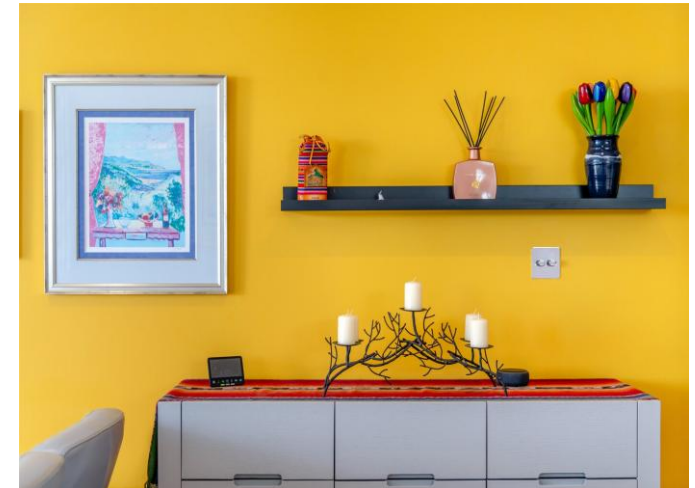
Council tax band: G

EPC Rating: B

Tenure: We are informed the property holds a share within the freehold, with a lease term of 984 years remaining.

Ground Rent: Residents continue to pay a ground rent of £450 until 2029, where it will revert to 'peppercorn'.

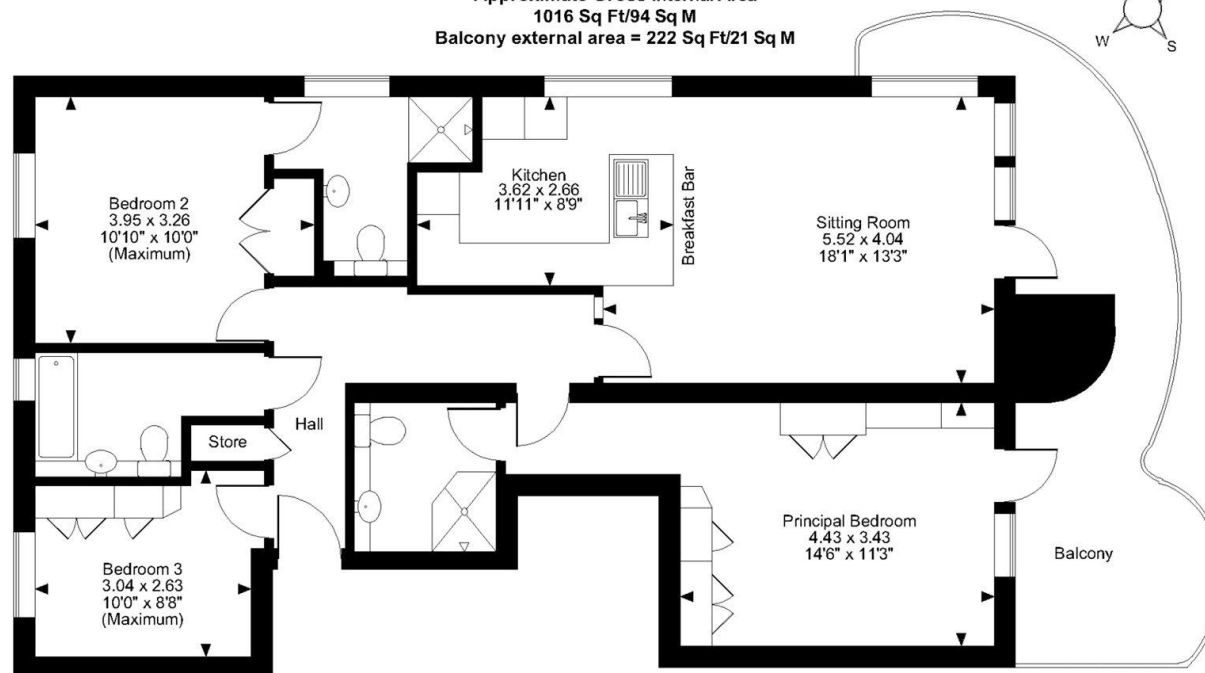
Maintenance: Apportioned cost annually (can be paid monthly in equal payments 0% interest). £3,787 for 2024



KEY POINTS

- Sea-front apartment
- Southerly facing terrace
- Panoramic sea views
- Open-plan kitchen/living area
- Allocated parking space

The Litzo, Boscombe Spa Road, Bournemouth, Dorset
Approximate Gross Internal Area
1016 Sq Ft/94 Sq M
Balcony external area = 222 Sq Ft/21 Sq M



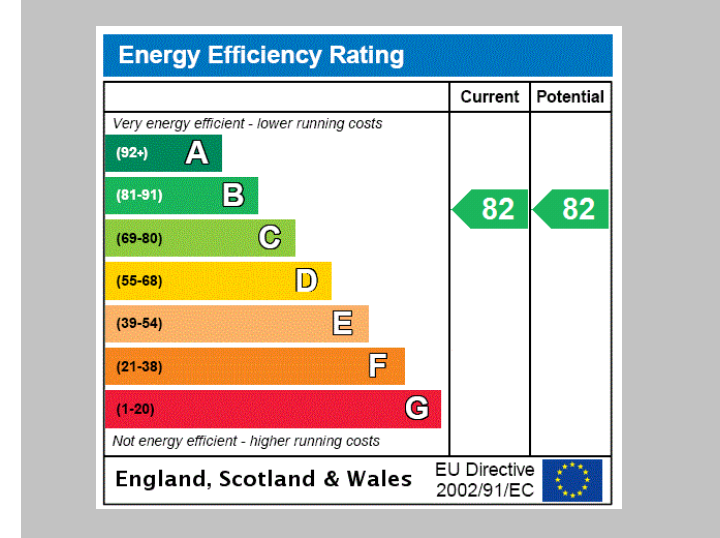
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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FINE COUNTRY



THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Southbourne 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT
01202 428555 | sales@sladessouthbourne.co.uk
Website www.sladeshomes.co.uk

