

Flat 45, The Reef, 16 Boscombe Spa  
Road, Boscombe, Bournemouth, Dorset,

Guide Price **£825,000**



3

Bedrooms



2

Living



3

Bathroom/Ensuite



2

Secure Parking



EST  
1992

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# A stunning penthouse with truly exceptional outside spaces!

**THIS MAGNIFICENT THREE-BEDROOM PENTHOUSE OFFERS OVER 1400 SQ.FT OF LIVING ACCOMODATION AND FEATURES BOTH EXPANSIVE BALCONY AND A ROOF TOP TERRACE! A REAL RARITY AND AN ABSOLUTE MUST SEE!**

The Reef is a modern purpose-built development of luxury apartments set just a short walk from Bournemouth's 7-mile stretch of golden sandy beaches.

This stunning South facing penthouse offers generous internal accommodation to include a magnificent open plan living space, a sunroom, and three double bedrooms, served by 2 en-suite shower rooms and a family bathroom.

But not only does the property offer generous internal accommodation, it also offers excellent outside space via a large Southerly balcony with a spiral staircase leading up to a large roof top terrace with hot tub! Both offering views over Poole Bay.

Other benefits include two secure/gated parking spaces, a private lockable store, underfloor heating, and air conditioning within many rooms.

A personal lift leads from the secure car park and pedestrian entrance up to the top floor. Entering the property a hallway leads to all principal rooms and offers a practical space for coat and shoe storage.

Measuring approximately 35' in depth the open plan living space offers plentiful lounge and dining space, and boasts a comprehensively fitted kitchen offering huge storage, a full range of integrated appliances, and an island with inset hob making it a social place to cook and entertain.

Adjacent to the kitchen area a set of French doors leads into the sunroom which offers further lounge and dining options. This has a glazed roof with electric blinds and further French doors leading on to the balcony.

The balcony is South facing and offers room for a good range of outdoor furniture, enjoying views over roof tops of Poole Bay beyond. A spiral staircase leads from the balcony up to the roof top terrace which offers almost complete privacy and comes complete with hot tub. The elevated views on offer here stretch across to The Isle Of Wight in the East and include glimpses of The Purbecks in The West.

All three bedrooms make for very comfortable double rooms. The master bedroom is particularly generous and benefits from a walk-in wardrobe/dressing room, as well as an en-suite shower room, and its own covered terrace/balcony of which has been previously used as a gym area.

Bedroom Two also benefits from a private en-suite shower, the family bathroom serving bedroom three and guests.

This penthouse truly has an awful lot to offer, and in this respect must be internally viewed to be fully appreciated. Offered for sale with no onward chain immediate appointments are available, please contact us to confirm your early booking.

**THE TENURE:** We are informed the property is leasehold with approximately 101 years remaining. Ground rent is currently charged at £250 per annum and maintenance is currently £3,773 per annum.

Council Tax Band: G

NB: The above information has been provided by our seller and has not been verified, any interested party should seek confirmation from their legal representative before proceeding.



## KEY POINTS

Open plan living space

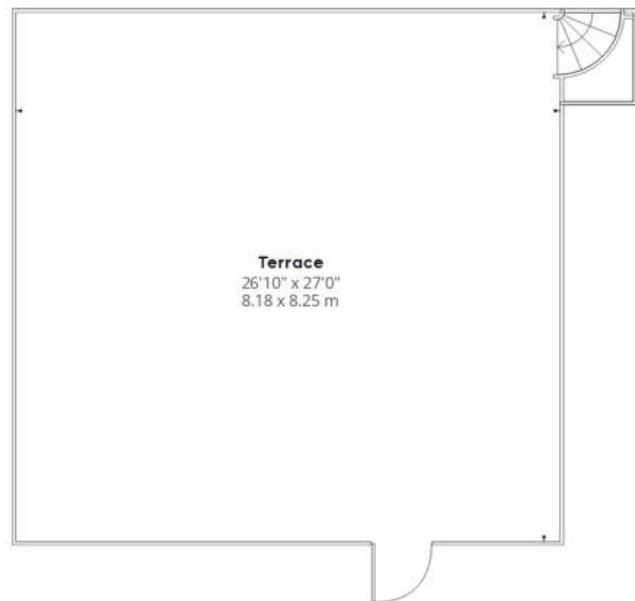
Extensive kitchen

Sunroom

Three double bedrooms

Two secure parking spaces

2 balconies and large terrace!



### Approximate total area<sup>(1)</sup>

1433 ft<sup>2</sup>  
133.13 m<sup>2</sup>

### Balconies and terraces

1133.76 ft<sup>2</sup>  
105.33 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360




**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



# THE PROPERTY PROFESSIONALS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

**Slades - Southbourne** 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT  
01202 428555 | [sales@sladessouthbourne.co.uk](mailto:sales@sladessouthbourne.co.uk)  
**Website** [www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

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