



£395,000

32 Bath Hill Court Bath Road, Bournemouth, BH1 2HP



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A very spacious three double bedroom fourth floor apartment situated in Bath Hill Court, one of Bournemouth's most prestigious mansion style blocks, sited in an elevated position within easy walking distance of the pier, beachfront and town centre.

A lovely apartment offering circa 1500 sqft. of accommodation comprising of a larger than average entrance hall (could be used as a dining area), lounge with Juliet Balcony and sea views, a spacious modern kitchen/breakfast room, three double bedrooms, two modern shower rooms and a separate W.C. All of the main rooms have views towards the sea. Bath Hill Court is an iconic building with so much to offer, there is an exclusive 24 hour portage service, CCTV entry and residents parking. Visitor parking is available on a first come first served basis. (Please note the building regulations specify that the apartments are not suitable for sharers or students, and permit family units only.) The immaculate grounds and courtyard are available for residents to enjoy.

With so many advantages of being in a town centre location this property would be ideal as a main residence or second /holiday home alike. The apartment offers sea views and is just a few minutes walk to pier approach and the beachfront with seven glorious miles of idyllic coastline. Within walking distance there are museums, theatres and a wide choice of eateries as well as Bournemouth's lower gardens which link up to the main shopping centre. The Grade II Listed Gardens offer beautiful floral displays, a bandstand, aviary, leisure activities and art exhibitions in the summer months. During the winter there is a fantastic Christmas Wonderland.

Tenure: Share of freehold with a lease of 962 years

Service charge: £1,855 per quarter , includes building insurance, water & sewerage rates, lift maintenance, communal cleaning & gardening, porter service.

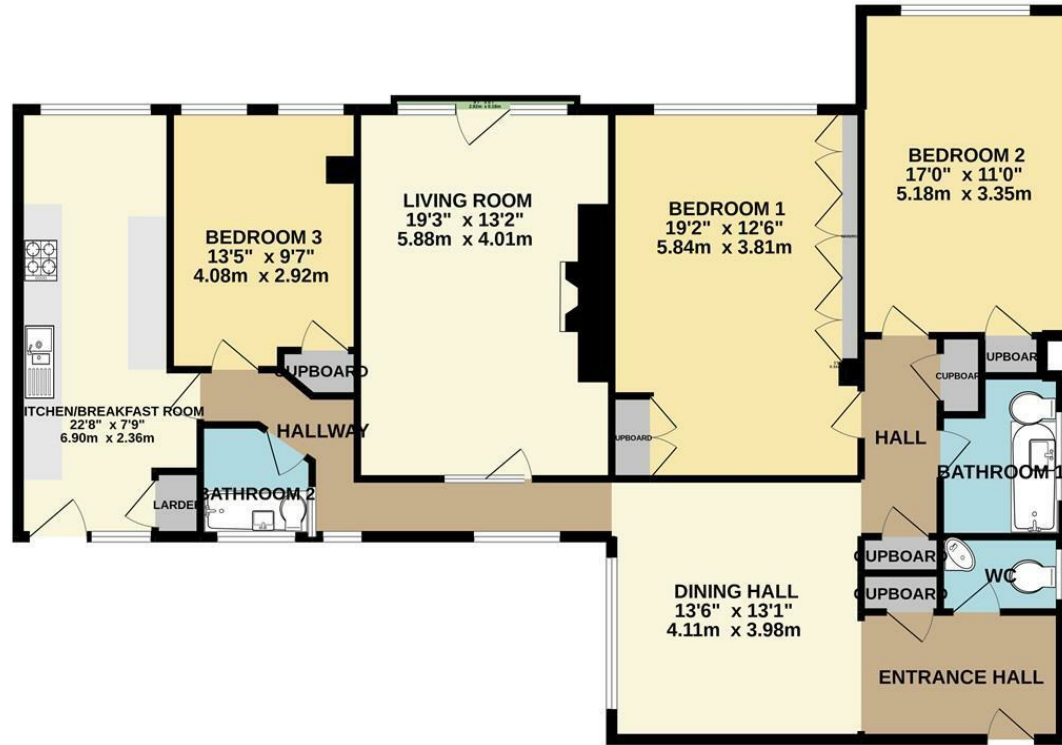
Please note: Holiday lets and pets are not permitted at Bath Hill Court.



FEATURES & SPECIFICATIONS

- Historic Mansion Building
- Large Three Bedroom Apartment
- Sea Views
- Residents and Visitor Parking
- Well Presented
- Beautiful Communal Gardens
- No Forward Chain
- Town Centre Location
- Porter Service
- Two Shower Rooms and Separate WC

1506 sq.ft. (139.9 sq.m.) approx.

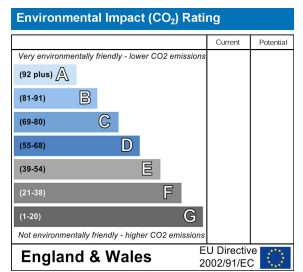
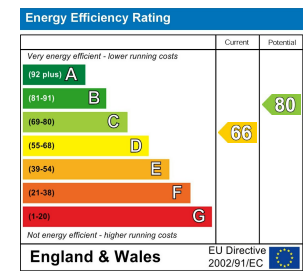


TOTAL FLOOR AREA: 1506 sq.ft. (139.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





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