



THE REEF

comprises of 56 spacious apartments arranged in a horseshoe design to maximise the sea view. All homes have at least one balcony or terrace and have been constructed and finished to the highest quality using all the latest technology. Apartments have designer kitchens, smart bathrooms, private underground parking and underfloor heating.

THE APARTMENT

Luxury three bedroom South facing apartment with bathroom, en-suite shower room and open plan living/kitchen/dining room with access to the balcony which has stunning views.

The apartment faces South, catching the morning and evening sun, making it a great place to sit out and enjoy the seaside lifestyle whilst drinking coffee or something a little stronger!

The kitchen comes with integrated appliances and a full range of wall and floor mounted units. The property has double glazing throughout, underfloor central heating and wooden effect laminate flooring in the living areas, carpeted bedrooms, tiles in the bathrooms and kitchen and two secure underground parking space and a lockable store.

This apartment is a one off in The Reef and is in one of the prime positions, not only in this development, but on this stretch of coastline.





ACTIVITIES AND TRANSPORT

The Reef is situated 350m from the beachfront promenade which runs along the beach direct to Sandbanks Chain Ferry which you can walk or ride:

Boscombe Pier - 0.2 mile

Bournemouth Pier - 1.8 miles

Bournemouth Town Centre - 1.7 miles

Sea and Beaches - 350m Hengistbury Head - 3.7 miles

Bournemouth Airport - 6.6 miles

Bournemouth Station - 1.3 miles, 130 minutes to London Waterloo

COUNCIL TAX

Band D

TENURE

Leasehold 125 years from 2005. Service charge £2254.00pa and Ground Rent £250.00pa.

EPC

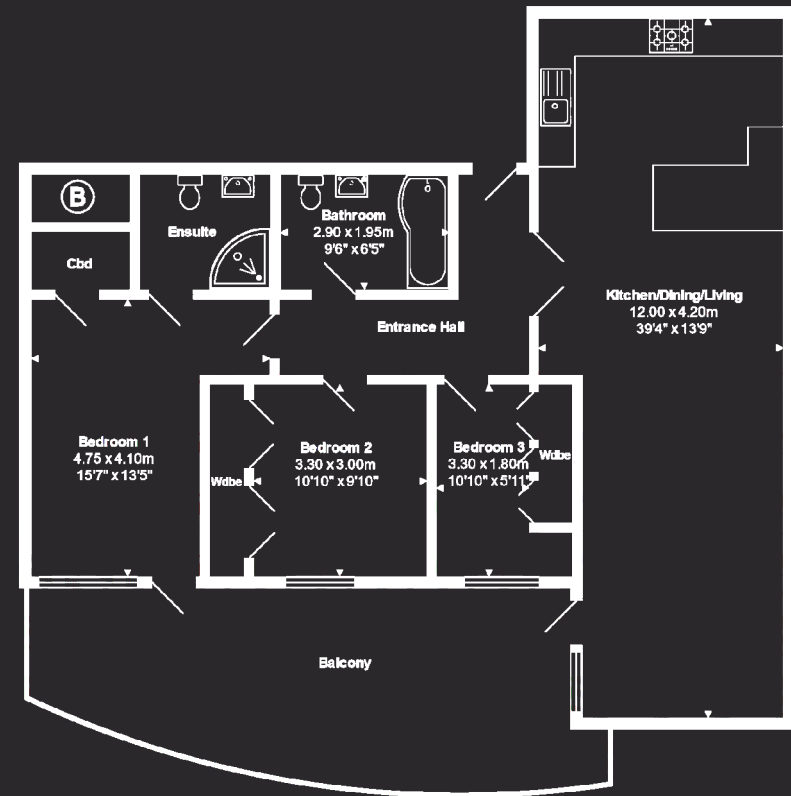
EPC Rating B

SERVICES

All mains services are available at the property. We would emphasise that none of the services or equipment referred to in these particulars have been tested.

NOTES

Photographs may have been taken with a wide angle or telephoto lens and are intended to give an overall image of the property.



Total Area: 123.5 m² ... 1329 ft²

All measurements are approximate and rounded to nearest 10mm / .5 inches and are for display purposes only. Garages, conservatories, sun rooms, etc, are not included in the floor areas.

WATERSIDE
PROPERTIES



bournemouth@watersideproperties.com

www.watersideproperties.com

35 Southbourne Grove | Southbourne | Dorset BH6 3QT 01202 974891

6 Castle Street | Christchurch | Dorset BH23 1DT 01202 974891

The Agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for the purpose. The Buyer is advised to obtain verification from his or her professional Buyer. References to the tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.