



FLAT 6 AQUARIUS
62 BOSCOMBE
OVERCLIFFE DRIVE
BH5 2EJ

OFFERS IN EXCESS OF
£750,000
SHARE OF FREEHOLD

“A two bedroom,
two bathroom,
contemporary second
floor apartment set
within a small
development with
panoramic sea views”

Winkworth

for every step...

OFFERS IN EXCESS OF £750,000

Two Bedrooms
Two Bathrooms
Panoramic Sea Views
Contemporary Interior Throughout
Underfloor Heating
Allocated Off Road Parking
Secure Bike Storage
Small Development Built In 2021

EPC: B | COUNCIL TAX: E | SHARE OF FREEHOLD | MAINTENANCE £2200 P/A | GROUND RENT N/A | PETS BY CONSENT | NO HOLIDAY LETS
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Why Aquarius?

Aquarius is a small development of apartments built in 2021, located opposite Southbourne cliff tops with views from the Isle Of Wight to Old Harry Rock. Take a stroll down the zig zag and you will find miles of golden sandy beach with a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a number of bars, restaurants and cafés to take in along the way, whatever you chose, there is something for everyone.

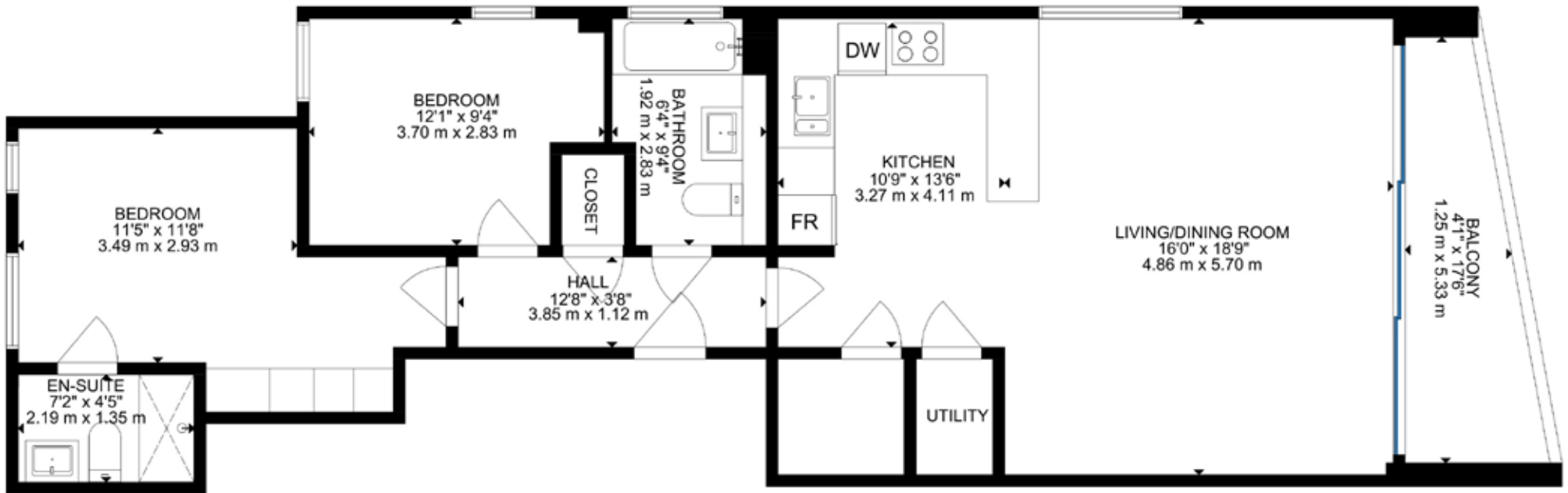
Southbourne's bustling high street is less than a mile away where you can find a range of independent restaurants, cafés and convenience shops with excellent bus routes and Pokesdown train station for anyone looking to commute. This luxury apartment would make the ideal home for anyone looking for coastal living or second home.

This two bedroom apartment is superbly presented throughout. The expansive open plan lounge / kitchen / dining room is flooded with natural light with underfloor heating and retractable sliding patio doors leading out to the balcony where you can sit and relax while enjoying the panoramic sea views. The kitchen area has been fitted with contemporary modern handleless cabinets with mid height double oven, integrated hob along with integrated appliances.

Both bedrooms are double in size with bedroom one enjoying a modern en suite shower room with large walk in shower cubicle, vanity unit with built in wash hand basin, wc with stylish tiles to complement. The family bathroom incorporates a bath with overhead shower and glass shower screen, wash hand basin and wc.

Outside there is allocated off road parking and secure bike storage.





GROSS INTERNAL AREA
 FLOOR 1: 83 m², 902 SQ FT, EXCLUDED AREAS: BALCONY: 6,8 m², 74 SQ FT
 TOTAL: 83 m², 092 SQ FT
 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 do not 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

for every step...