

Local expertise with powerful national marketing



THE SUMMIT

BOURNEMOUTH, BH2 5EA



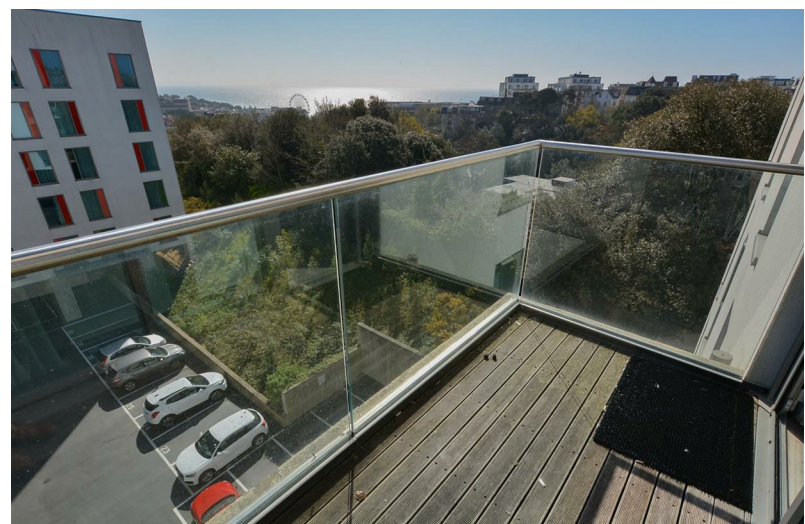
£1,600 PER MONTH

- Luxury New Three Bedroom Apartment
- Fully Fitted Contemporary Kitchen
- High Quality Bathrooms
- Built in Wardrobes
- Allocated Parking Space
- Furnishing optional
- Top floor
- Secure covered parking
- EPC - B
- CT - D

An outstanding, spacious three bedroom, luxury penthouse apartment with two balconies and beautiful sweeping views of Bournemouth town and the sea beyond.

The Summit comprises just 45 exclusive one, two and three bedroom boutique apartments and is positioned within a wider development alongside 2 new Hilton branded hotels which incorporate a stunning Sky Bar, Restaurant, Eforea Health Spa, swimming pool and fitness centre, as well as the exciting new restaurant and cinema development of BH2.

The apartment has a large open plan living room with balcony looking towards the sea, a modern Paula Rosa kitchen with integrated appliances, master bedroom with walk in wardrobe and modern en suite, second bedroom with built in wardrobe and a well-proportioned third bedroom with access to the second balcony which would make an ideal study or dining room.



Offered on an unfurnished basis this impressive apartment is available from the beginning of October. Agents note: This property benefits from a highly efficient communal heating and hot water system, the cost of which is charged at £55 on top of the monthly rent.







APARTMENTS

44.36, 47.41



3 BEDROOM APARTMENT

TOTAL AREA	97 sq.m	1044 sq.ft
Living / Dining	4.96 x 4.10m	16'5" x 13'5"
Kitchen	2.96 x 2.50m	9'8" x 8'2"
Bedroom 1	6.54 x 3.30m	21'5" x 10'9"
Bedroom 2	4.99 x 3.52m	16'4" x 11'6"
Bedroom 3	4.46 x 2.70m	14'7" x 8'10"

KEY

CUPD	Cupboard
W	Wardrobe
OW	Optional Wardrobe
→	Depict measurement points

The information contained in this, and accompanying documents is provided for general guidelines only and does not form the whole or any part of any offer, contract or warranty. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations 2008. Customers are strongly advised to contact a Fathom Homes representative for further details and to satisfy themselves as to their accuracy. All areas and dimensions have been taken from architects plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Kitchen and kitchen appliance layout is indicative only. Please refer to the sales consultant for detailed layouts of particular apartments. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within +/- or -50mm. Floorplans and room layouts are indicative only, based on information correct at the time of going to print and may therefore be subject to review and optimisation. The Summit is a marketing name and will not necessarily form part of the approved postal address. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

Ferndown, Dorset BH22 9AU

01202 039918

www.edwardstates.co.uk