



UPPER TERRACE ROAD
BOURNEMOUTH, BH2 5EA



£1,500 PER MONTH

- Luxurious Town Centre Apartment
- Two Double Bedrooms
- Two Bathrooms
- Large Living/Dining Room
- Modern Fitted Kitchen
- Beautiful Sunny Balcony
- Fantastic Central Location
- Highly Efficient Heating
- Secure Underground Parking
- Bournemouth Beach Close By

A beautiful two bedroom apartment offering a large open plan living room incorporating a high specification Paula Rosa kitchen with integrated appliances, a large double master bedroom with en suite and built in wardrobes, south facing balcony and allocated parking.

The property comprises of a good sized entrance hall with large cupboard, modern main bathroom with shower over bath, large open plan living room with high quality kitchen by Paula Rosa and south facing balcony, a large double master bedroom with built in wardrobes and luxurious en suite and a second double bedroom.

The Summit occupies an elevated position at the heart of town, dominating the Bournemouth skyline. The Summit comprises just 45 exclusive one, two and three bedroom boutique apartments and is positioned within a wider development alongside 2 Hilton branded hotels which incorporate a stunning Sky Bar, Schpoons and Forx Restaurant, Eforea Health Spa, swimming pool and fitness centre. The Summit is perfectly

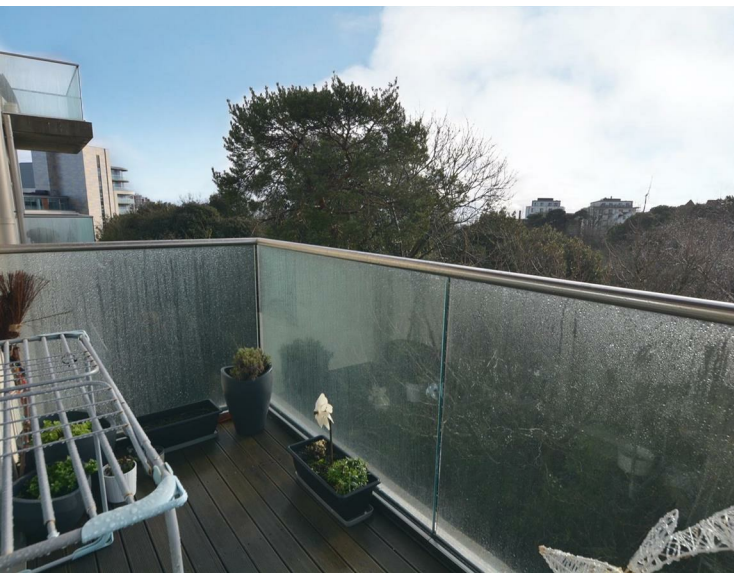


positioned for work or play. There is easy access to the award winning Blue Flag beach and seafront, while the town and its celebrated entertainment scene are within just a few hundred metres.

Outside, in the communal areas, the elegant entrance lobby opens into subtly-lit corridors, with each apartment entered via individually lit, recessed doorways. A lift gives access to all floors in the property. On the ground floor is a car park and secure storage room for bicycles.

PLEASE NOTE: There is a further charge of £55 pcm for the heating and hot water on top of the rent





APARTMENTS

35.06, 38.16, 38.17, 41.28, 41.29



2 BEDROOM APARTMENT

TOTAL AREA	77 sq.m	828 sq.ft
Living / Dining	5.62 x 3.60m	18'5" x 11'9"
Kitchen	3.00 x 2.87m	9'10" x 9'4"
Bedroom 1	6.29 x 2.70m	20'7" x 8'10"
Bedroom 2	4.41 x 2.70m	14'5" 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 Redrow 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.



Ferndown, Dorset BH22 9AU

01202 039918

www.edwardstates.co.uk