

Luxury+Prestige

# APARTMENT 44 BATH HILL COURT

BATH ROAD, BOURNEMOUTH, BH1 2HR

BHC

BATH HILL  
COURT

PRIVATE PROPERTY

STRICTLY PRIVATE PARKING

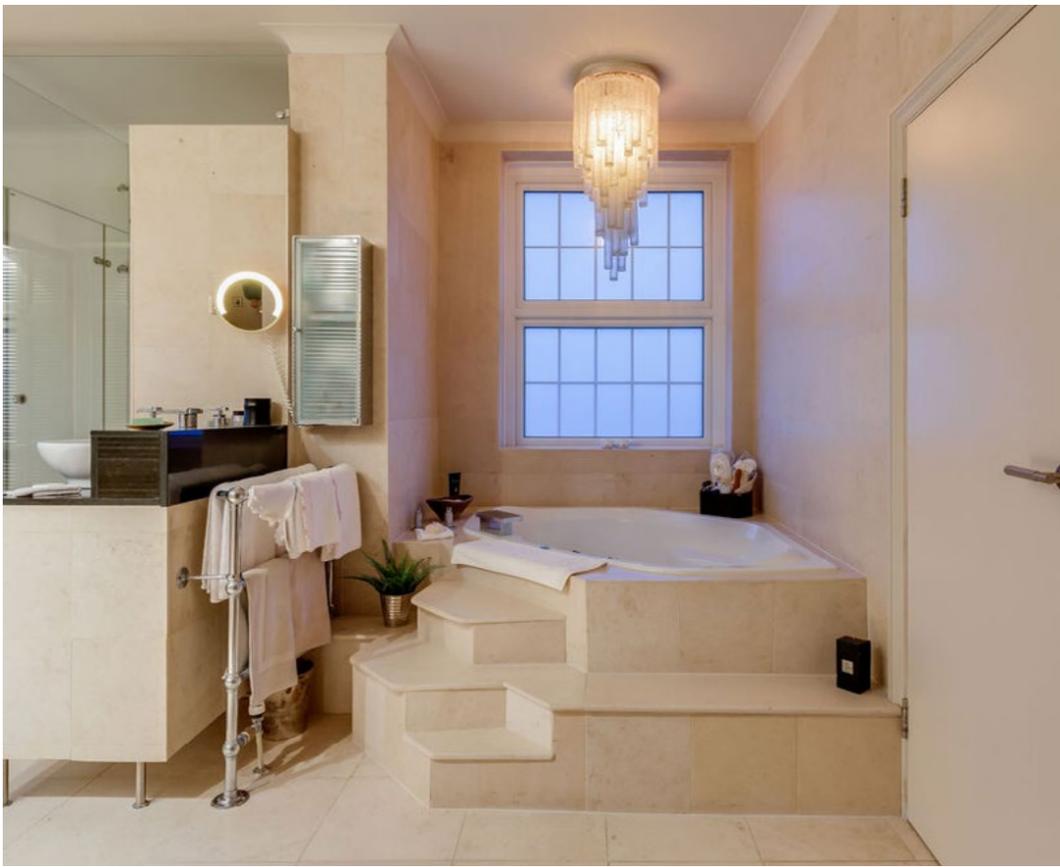














# TAKE A STEP INSIDE



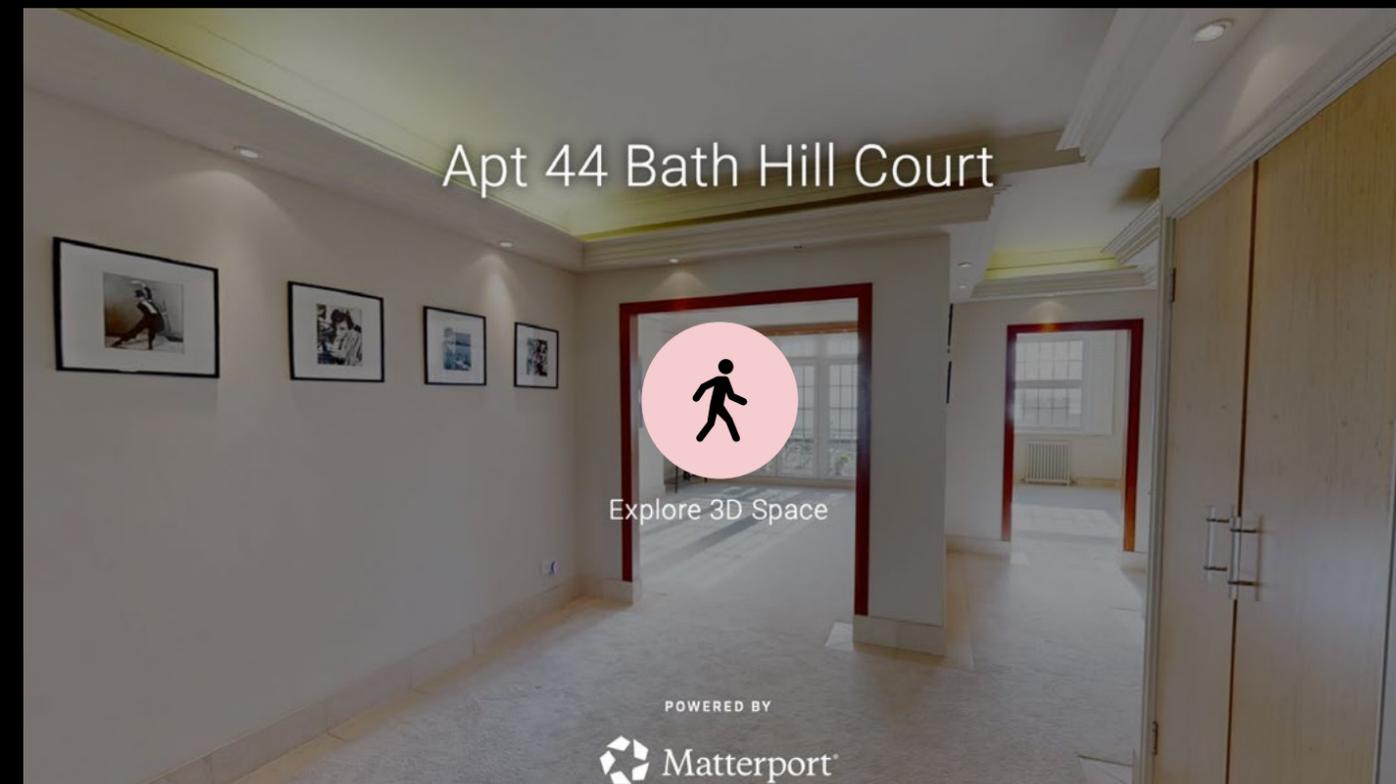
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.



If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.



This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

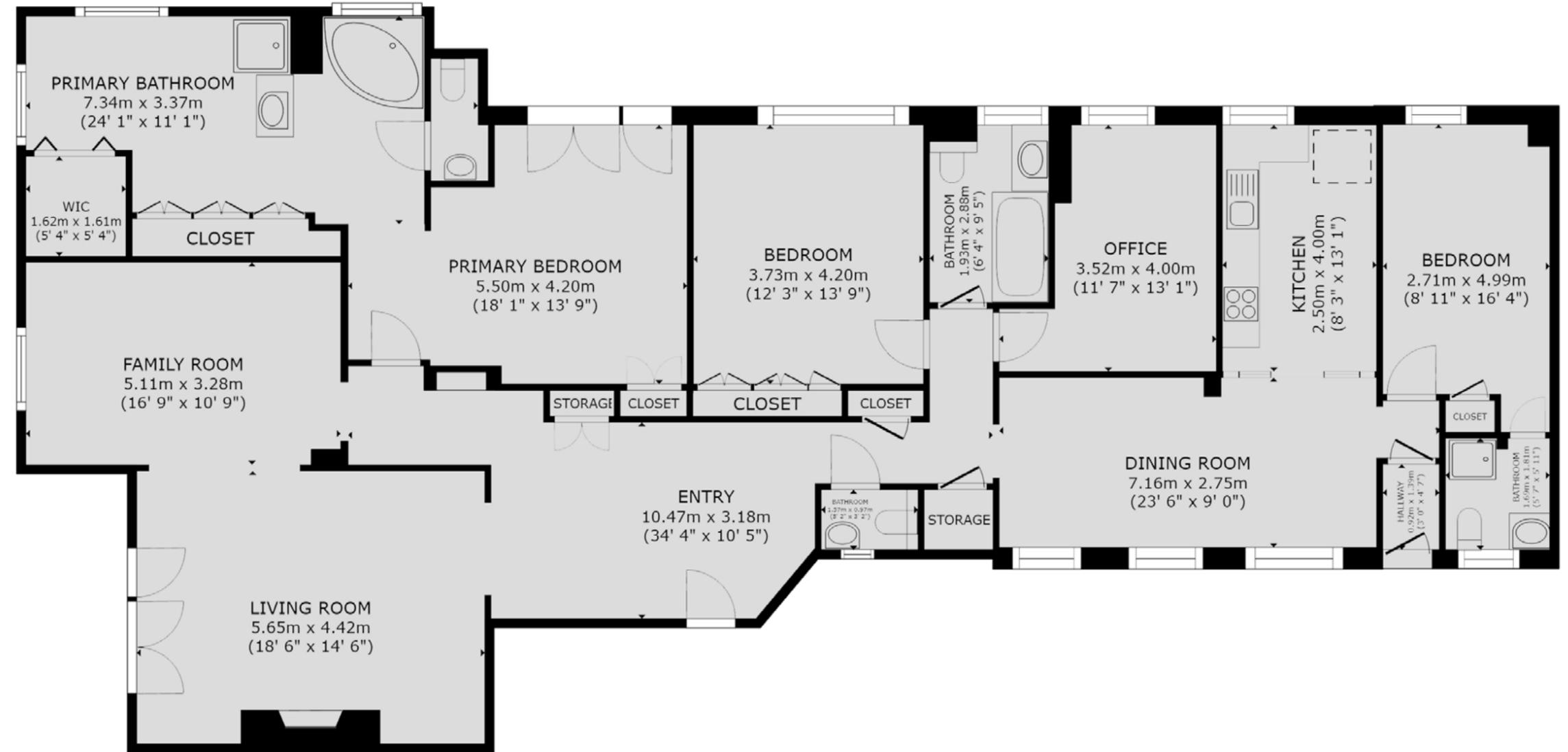
# Floorplan

Apartment 44 Bath Hill Court  
Bath Road, Bournemouth, BH1 2HR

## GROSS INTERNAL AREA

Apartment: 2,186 sq. ft / 203 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



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# Summary

**A rare opportunity to acquire an unusually large South-facing upper floor apartment in this iconic Bournemouth block.**

Offering phenomenal sea views over Bournemouth Pier, this outstanding third floor South-facing bright & spacious apartment is located in one of Bournemouth's landmark buildings. Bath Hill Court occupies an elevated position overlooking the Bay and Bournemouth Town Centre with its superb entertainment and leisure facilities all of which are just a short stroll from the building as are the award-winning beaches.

This property is one of only 10 apartments at the south end of the building enjoying outstanding south-facing panoramic sea views. It extends an impressive 2,180 sq ft has been modernised to an exceptional standard throughout by a world-renowned interior designer.

The building itself benefits from Off-Road Parking, Porterage services and excellent levels of Security.

# Details

<b>Guide Price:</b>	£795,000
<b>Tenure:</b>	Leasehold & Share Freehold
<b>Lease Length:</b>	999 years from 25/12/1983
<b>Maintenance:</b>	TBC
<b>Ground Rent:</b>	A peppercorn* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
<b>Local Authority:</b>	BCP Council
<b>Council Tax:</b>	Band G 2025/2026                      £3,758.23pa*** *** Amount shown is for a main home, please seek advice for additional home.
<b>Services:</b>	Mains gas, electricity, water and drainage

# Key features

- + **Iconic development**
- + **In our opinion, one of the finest in the development**
- + **Circa 2,200 sq ft**
- + **Fitted out by renowned interior designer**
- + **Beautiful views**
- + **Convenient for town centre and beaches**
- + **Porter**
- + **Four bedrooms (one currently fitted out as a study)**
- + **Lift**
- + **No forward chain**

# Our team



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