

# 1250 Christchurch Road

Bournemouth, Dorset



A Boutique collection of luxury apartments  
developed by Cullen Homes





1250





# Inspiring lifestyles

**We are delighted to offer five stunning boutique apartments situated just outside of Bournemouth town centre, with fast and easy travel links into town.**

As an award-winning property developer, we pride ourselves on delivering outstanding properties, with strong attention to detail across all elements of the build. Significant time is allocated to design on both the interior elements and exterior architecture of our properties.

With one and two bedroom apartments on offer, all boast a comfortable open plan kitchen, living, dining room and access to outdoor space. Off-road parking and electric car charging points are provided for apartments 1, 2 and 5, along with secure bike storage for all residents towards the rear of the building. Additionally, the soundproofing specification throughout the building is of extremely high quality to prevent sound transfer between apartments.





# Every detail considered



Carefully designed interiors boast a range of stunning finishes throughout each apartment and communal areas.



## Specification

### Kitchen

- Fully fitted contemporary kitchen
- BEKO AeroPerfect single oven in black
- BEKO electric induction hob with canopy hood extractor fan
- Integrated BEKO 70/30 fridge/freezer
- Integrated BEKO dishwasher
- Integrated cutlery tray and refuse bin
- Matte black kitchen tap with pull-out
- White single bowl ceramic sink
- Marble effect worktops and splashback

### Internal features

- Period two panel white internal doors with matte black ironmongery
- Internal walls painted in soft white
- LVT flooring to hallway, kitchen, living and dining areas
- Luxury carpets fitted to all bedrooms
- Fitted wardrobes to all bedrooms

### Lighting and electrical

- Dimmable downlights fitted throughout
- Pendant light fittings to main living area
- LED feature lighting in bathrooms
- Heated bathroom mirrors to prevent mist
- Shaver points fitted in all bathrooms
- Mains operated smoke alarms
- Video enabled doorbell
- Electric car charging point
- Feature external lighting on auto dusk timer to front of building

### Bathrooms

- Luxury matte black sanitaryware
- Concealed thermostatic shower kit with rainfall shower head
- Contemporary wall hung vanity and basin
- Fully tiled wet area with bath and clear glass screen
- Additional ensuite for apartment one with shower encloser
- Luxury floor and wall tiles throughout all bathrooms

### Heating

- High efficiency combi boiler
- Stylish white column radiators throughout apartments controlled by heatmiser thermostat or remotely through the app
- Electric underfloor heating and wet fed heated towel rail in bathrooms

### External features

- UPVC double glazed windows
- Off road parking for apartments 1, 2 & 5
- Communal bike storage
- Hidden communal bin store
- Private gardens for ground floor apartments
- Communal garden for all other apartments
- Light grey coloured tarmac driveway and paths





## Close proximity to seven miles of award-winning beaches

Located just minutes away from one of the most desirable stretches of coastline that the UK has to offer, these apartments are nestled between the award-winning golden sandy beaches of Bournemouth and the historic town of Christchurch. Amenities such as world-class marinas and well-respected golf clubs are all in close proximity,

as well as an array of diverse dining options, ranging from gastropubs and local cafes, to wine bars and fine dining options.

For those seeking relaxation, the area's tranquil beaches and spas provide a peaceful escape from everyday life, whilst the more active can take advantage of the many

recreational options available, such as water sports, tennis, and coastal strolls. And with quick and easy access to the Jurassic Coast, the New Forest and Isle of Wight, there's always something new to explore and discover.





## Jurassic Coast



A World Heritage Site stretching from Exmouth in East Devon, to Studland Bay in Dorset, a distance of about 96 miles, and was inscribed on the World Heritage List in mid-December 2001.

## Corfe Castle

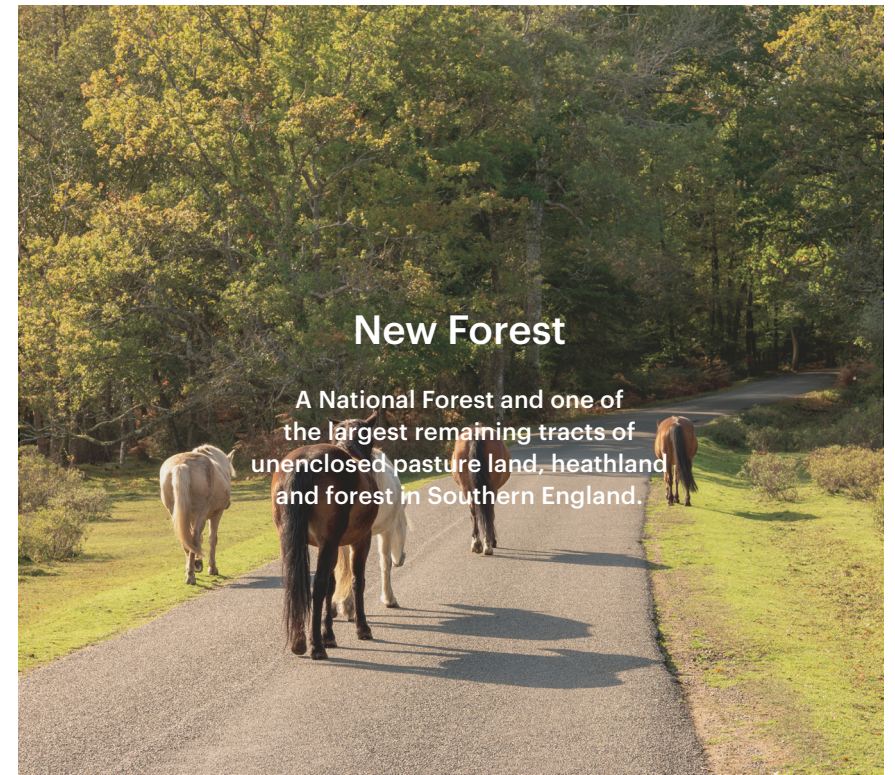
Corfe Castle ruins are one of Britain's most iconic and evocative survivors of the English Civil War.

Built by William the Conqueror, the castle dates to the 11th century and commands a gap in the Purbeck Hills on the route between Wareham and Swanage.

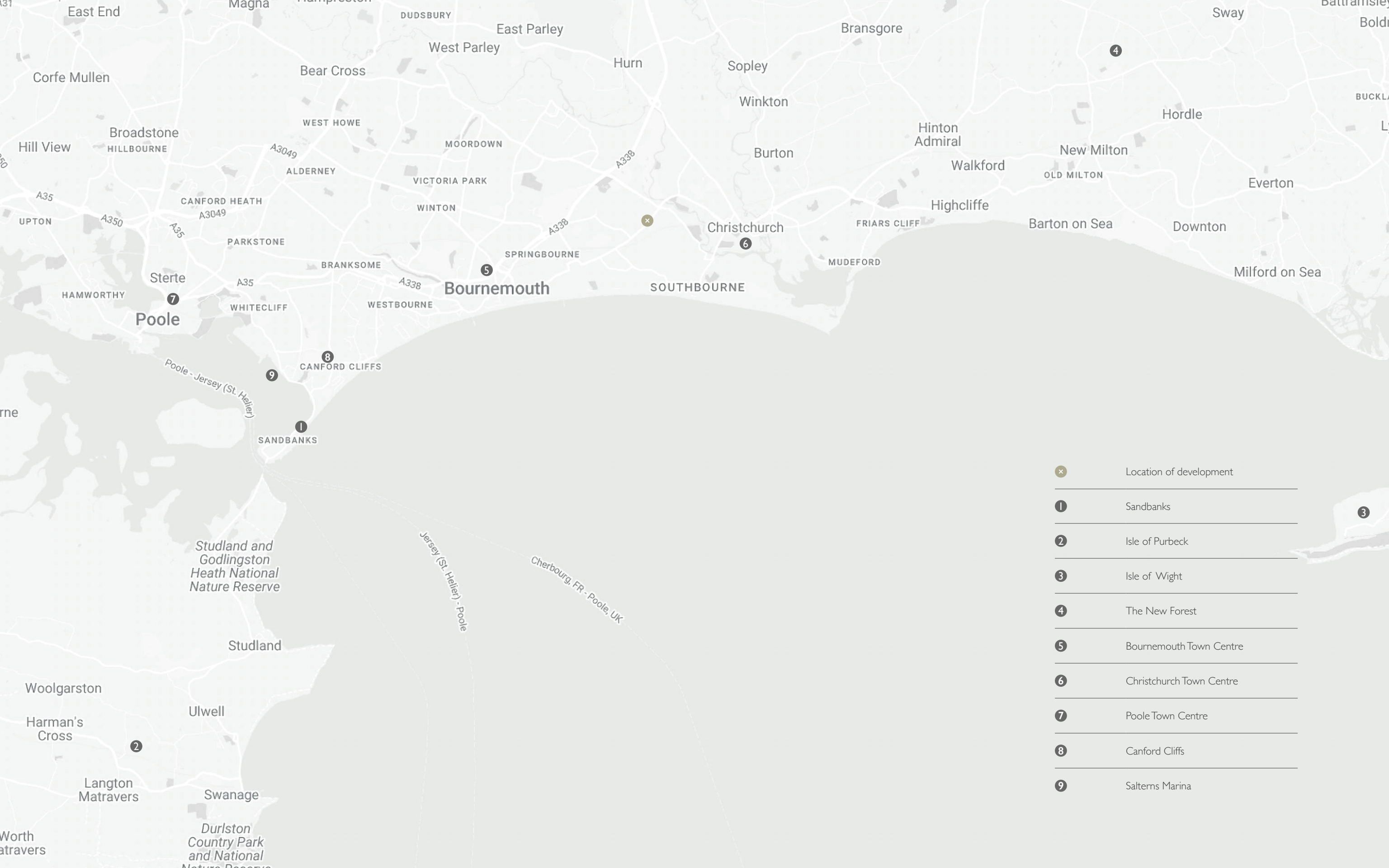


## New Forest

A National Forest and one of the largest remaining tracts of unenclosed pasture land, heathland and forest in Southern England.







- Location of development

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- 1** Sandbanks

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- 2** Isle of Purbeck

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- 3** Isle of Wight

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- 4** The New Forest

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- 5** Bournemouth Town Centre

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- 6** Christchurch Town Centre

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- 7** Poole Town Centre

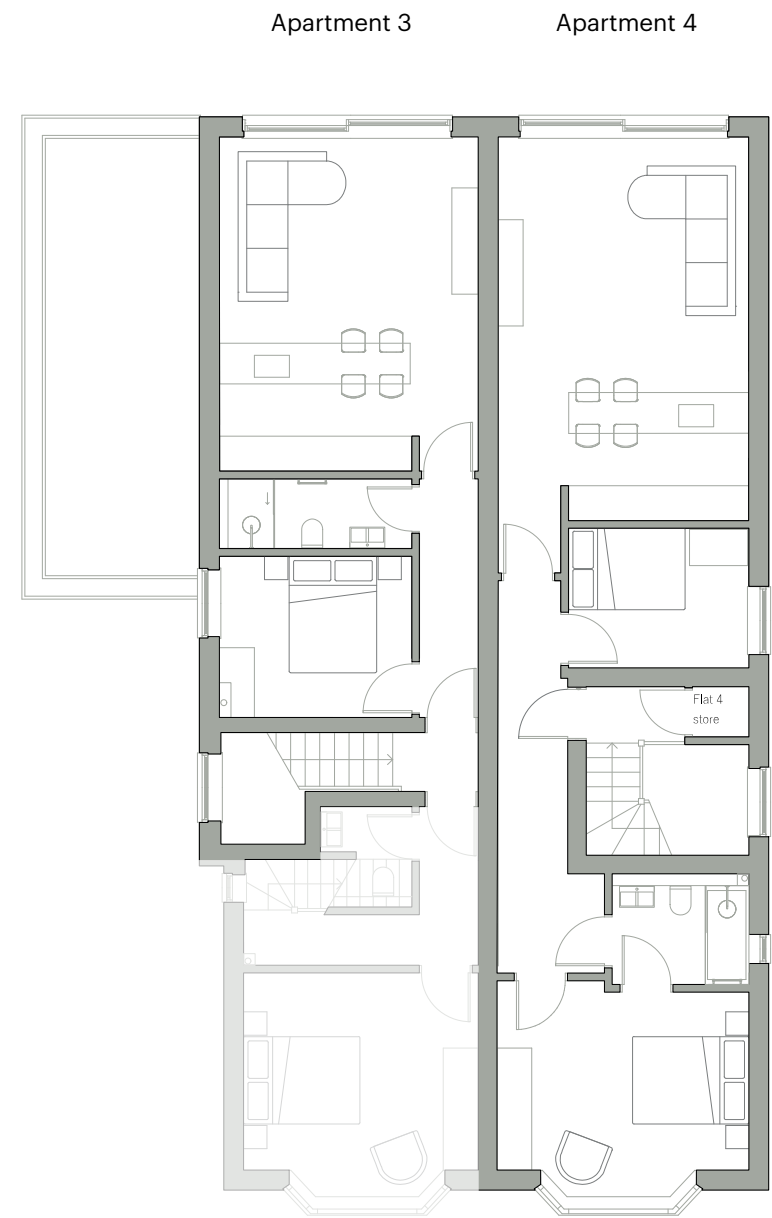
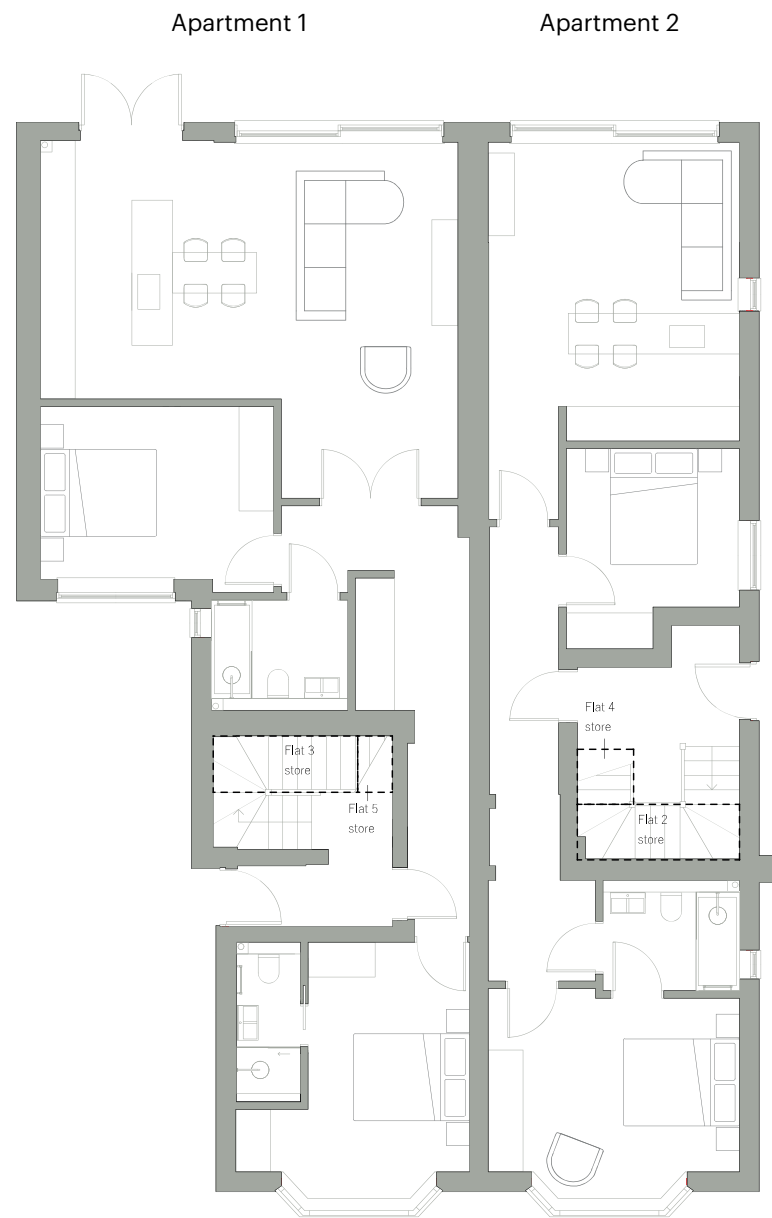
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- 8** Canford Cliffs

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- 9** Salterns Marina





Ground Floor

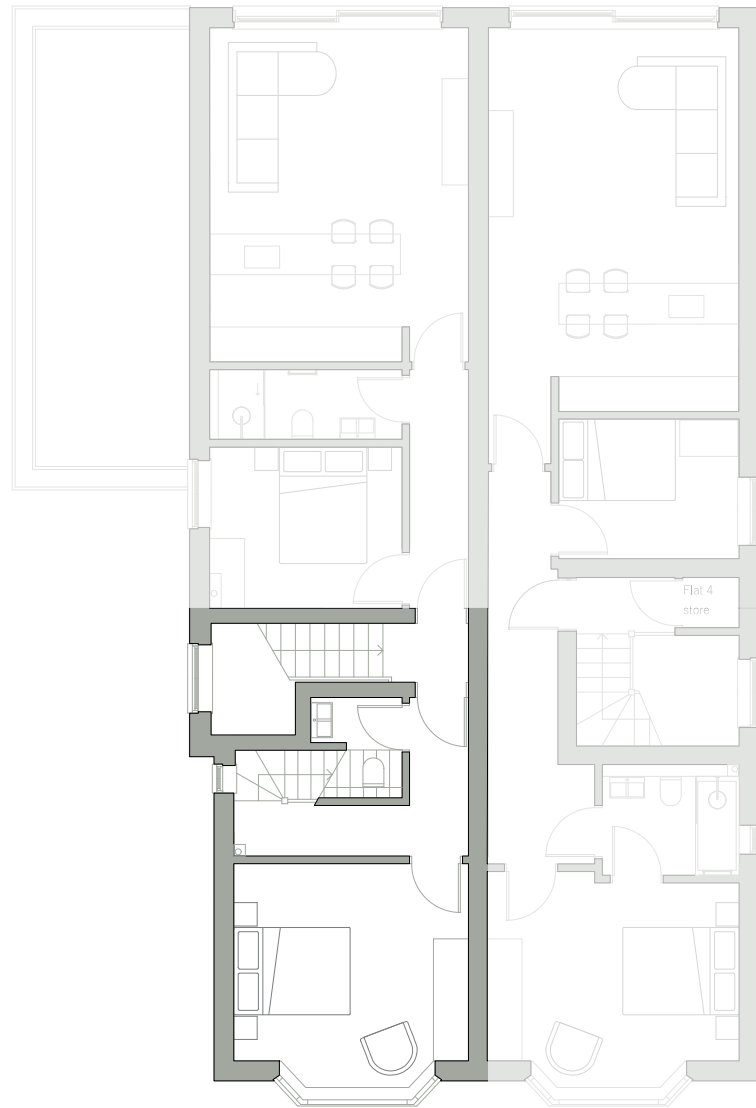
| Apartment   | Sq. Ft.     |
|-------------|-------------|
| Apartment 1 | 920 sq. ft. |
| Apartment 2 | 691 sq. ft. |

First Floor

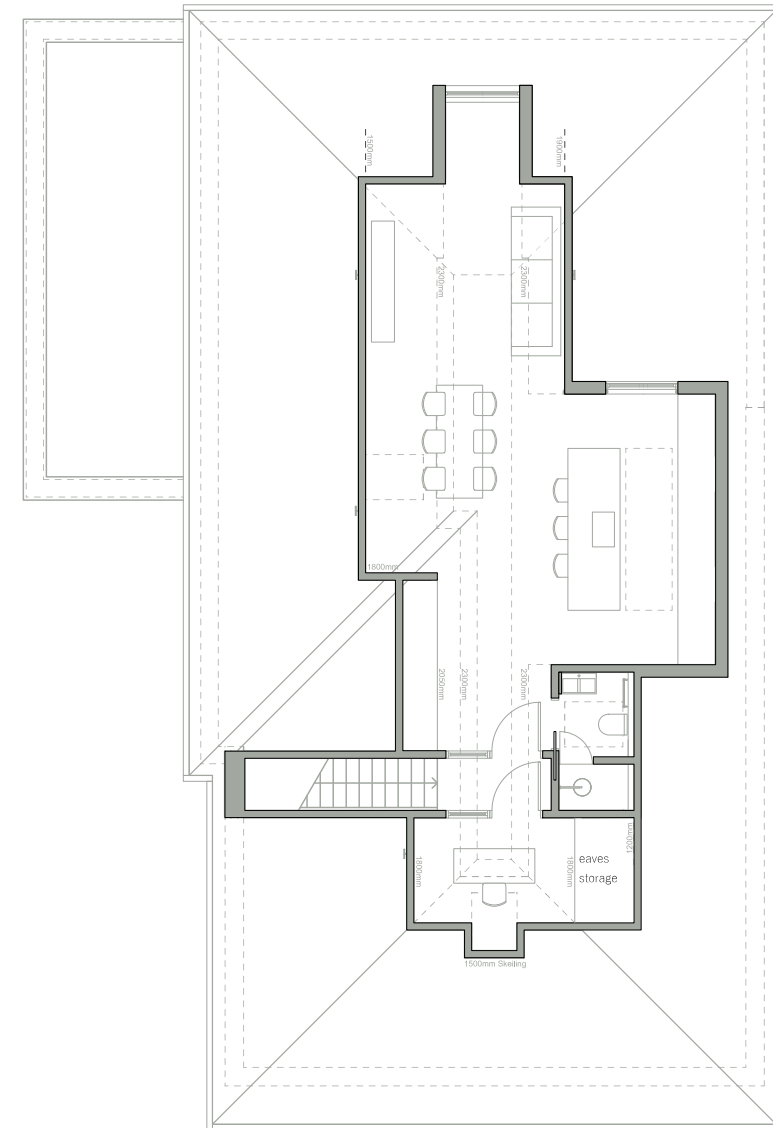
| Apartment   | Sq. Ft.     |
|-------------|-------------|
| Apartment 3 | 476 sq. ft. |
| Apartment 4 | 715 sq. ft. |



Apartment 5



Entrance on First Floor

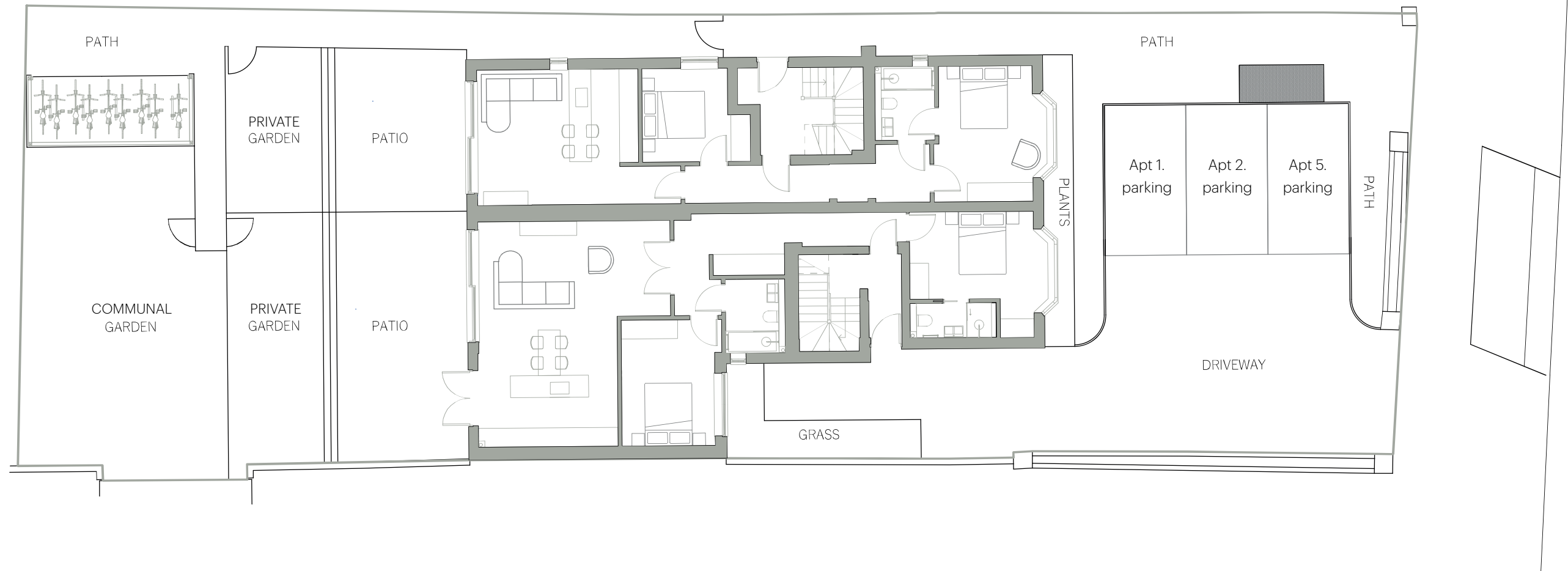


Second Floor

| Apartment   | Sq. Ft.     |
|-------------|-------------|
| Apartment 5 | 892 sq. ft. |



# Site Plan







## Contact

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