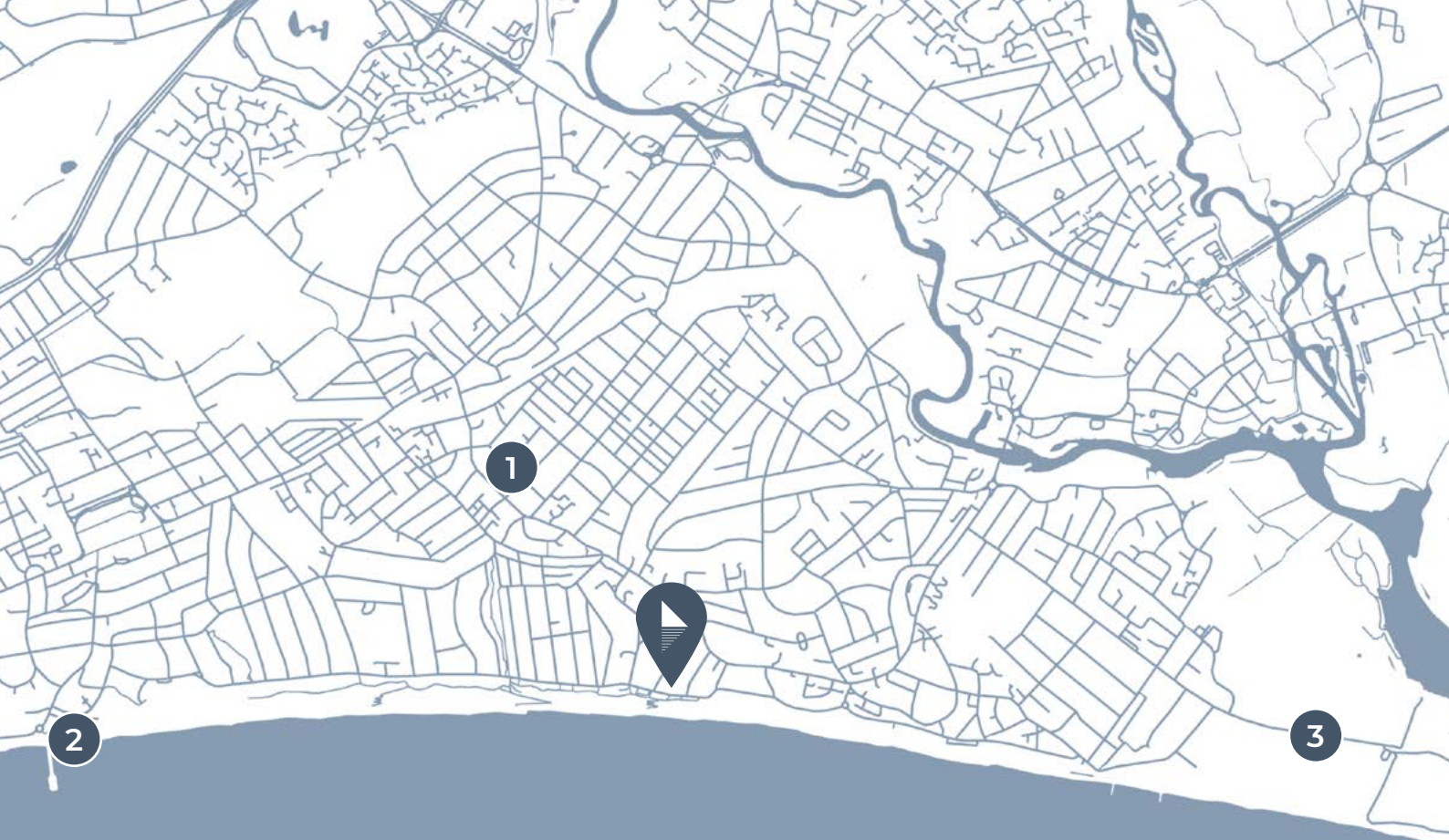




Reflections has been thoughtfully designed with contemporary style and timeless craft in mind.

Featuring Four 3-bedroom and Five 2-bedroom waterside apartments. These are truly exceptional spaces, most with living areas that look out upon awe-inspiring sea views and all with a superb specification throughout.



- Southbourne 1
- Boscombe Pier 2
- Hengistbury Head 3
- London 4

The Location

Located east of Boscombe Pier and Bournemouth town centre, Southbourne was the creation of Thomas Armetriding Compton, an enterprising young physician, who set up general practice in Bournemouth in 1866 and could see the area's potential as a health resort.

Today, Southbourne is a relaxed, but still bustling locale for those keen to escape the busier areas of Bournemouth town centre. Its primary attractions are Southbourne Grove – a lively community hub of shops, bars, cafes and restaurants and its sandy, award winning, Blue Flag beach, which provides a quieter retreat from the more crowded beach along the coast at Bournemouth.



The Lifestyle

Southbourne has developed into a thriving community and is one of Bournemouth's most exciting neighbourhoods.

It is home to many of Dorset's most desirable boutique shops, restaurants, cafes and bars.

If the beach life is for you, then just an 80m stroll will take you to the award winning, sandy shores and seafront walks that stretch from Hengistbury Head (to the East) and Sandbanks in Poole (to the West).

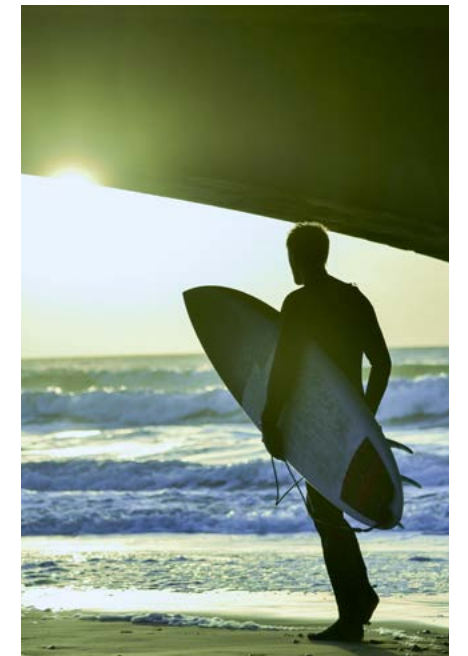


There are a number of high-quality golf courses locally including Parkstone and Ferndown. Boscombe Pier is the local centre for surfing and there are a number of marinas nearby for boating enthusiasts.

For those who love the countryside, both the New Forest National Park and the Jurassic Coast are close by and offer opportunities for walking, cycling, horse riding as well as boasting some great pubs.



The award-winning Southbourne beach is just a short (80 metres) walk from your front door.

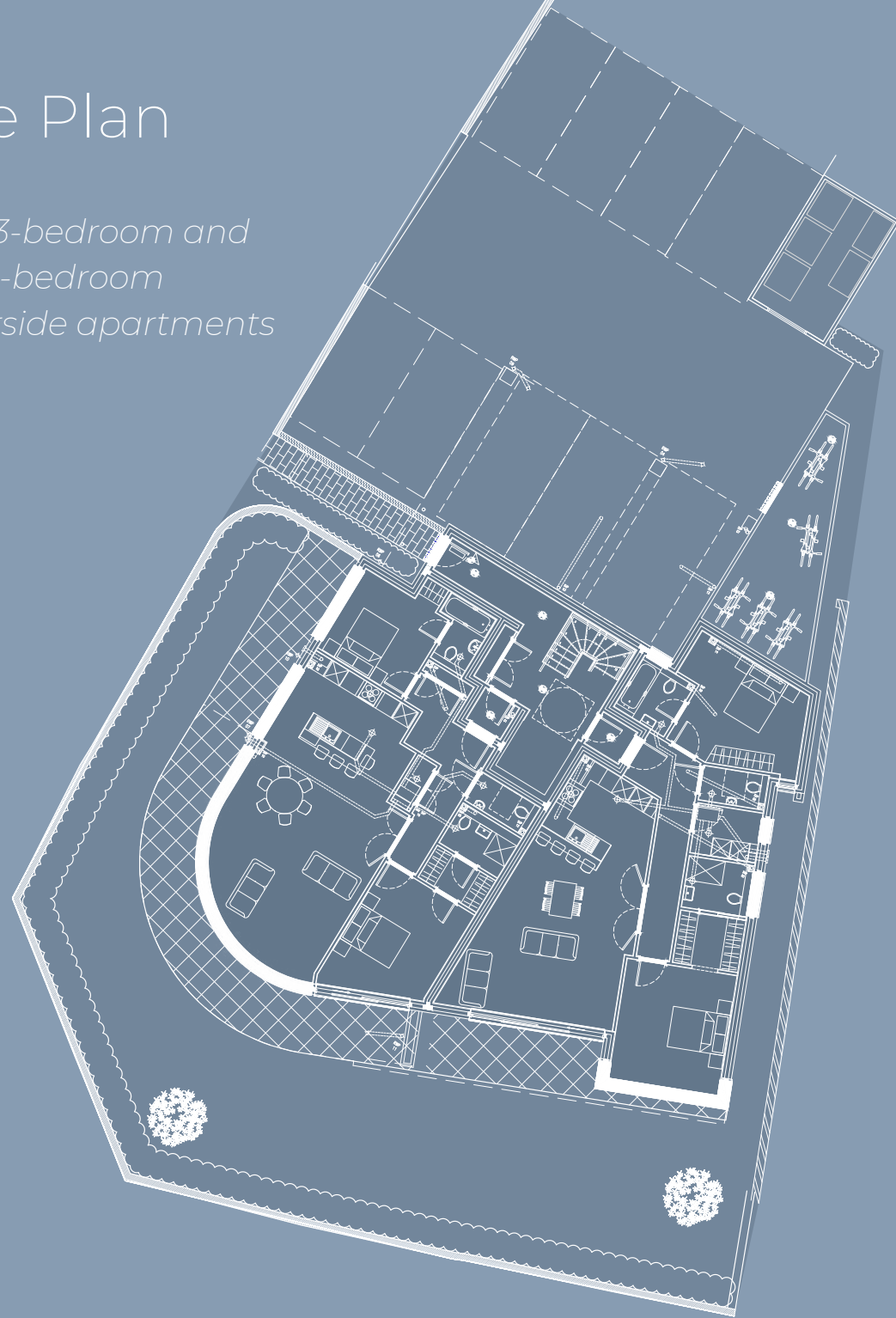


*Beautifully designed
with contemporary
style and timeless
craft in mind*



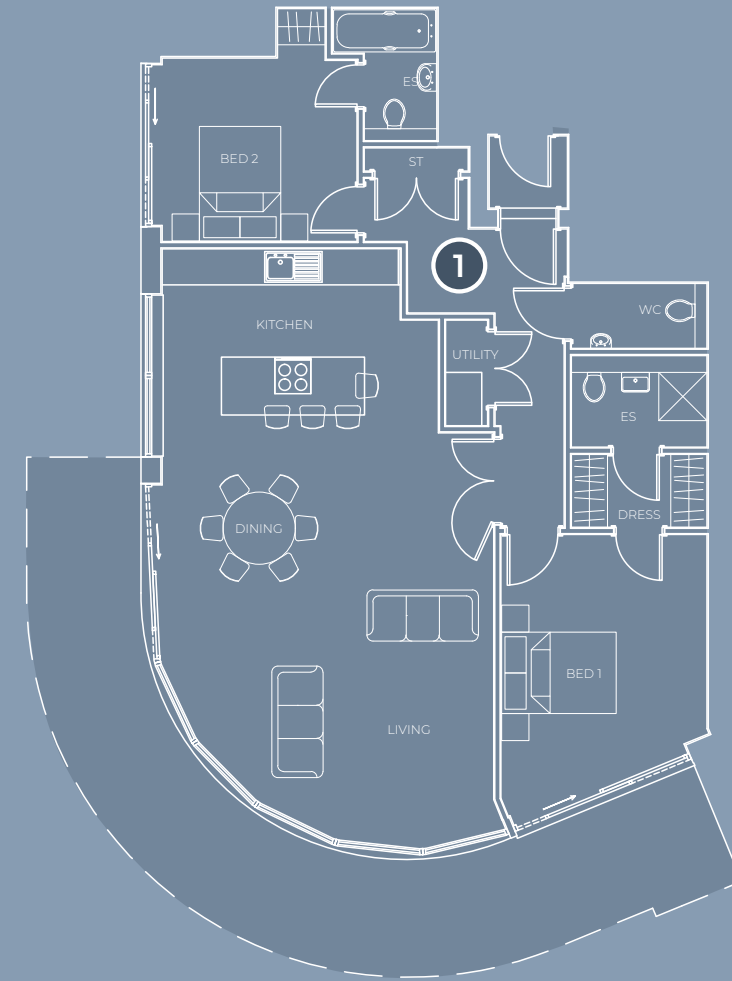
Site Plan

Four 3-bedroom and
Five 2-bedroom
waterside apartments



Apartment 1 2 bedroom

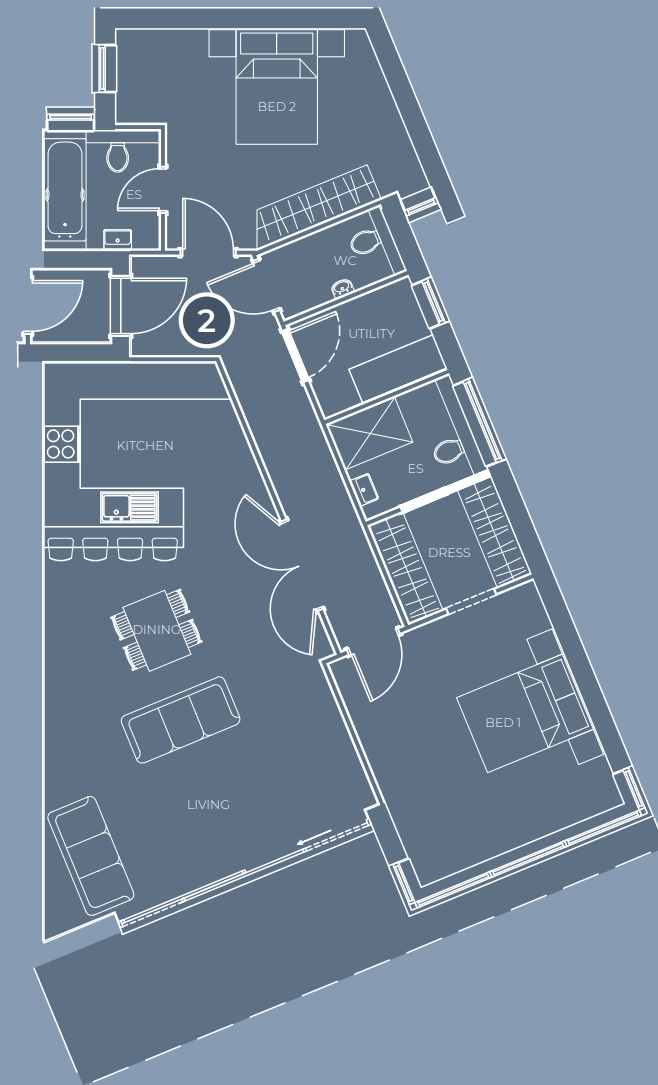
Living Room	6.4m x 5.5m
Kitchen	3.0m x 4.7m
Bed 1	3.4m x 3.7m
Ensuite 1	2.2m x 1.5m
Bed 2	3.0m x 3.4m
Ensuite 2	2.1m x 1.2m
Total Area	99.2sqm



Apartment 2

2 bedroom

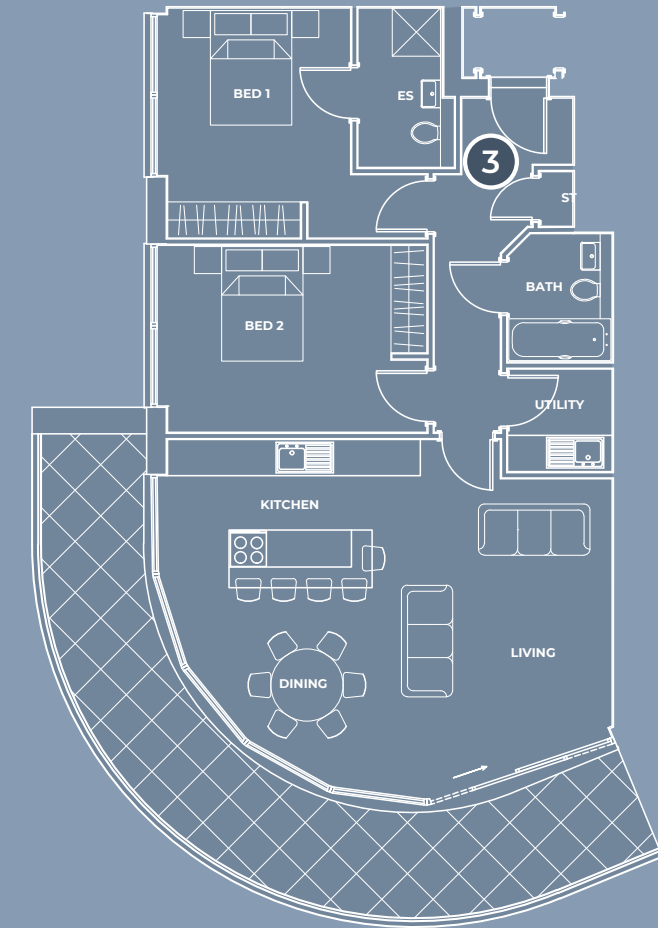
Living Room	6.0m x 4.7m
Kitchen	3.4m x 3.8m
Bed 1	4.0m x 3.6m
Ensuite 1	1.7m x 2.2m
Bed 2	3.5m x 4.2m
Ensuite 2	2.0m x 2.0m
Total Area	99.2sqm



Apartment 3

2 bedroom

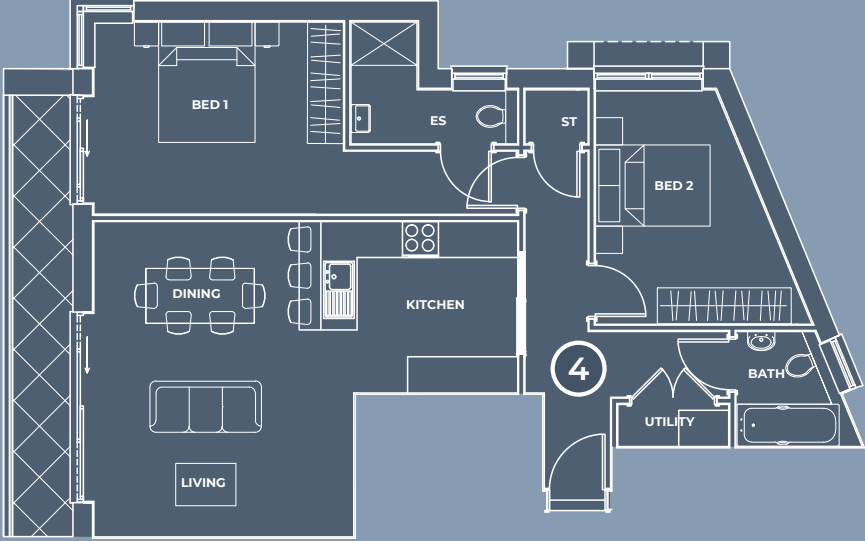
Living Room/Kitchen	7.4m x 5.7m
Bed 1	3.8m x 3.0m
Ensuite 1	2.6m x 0.9m
Bed 2	3.1m x 4.4m
Ensuite 2	1.6m x 2.1m
Total Area	85.4sqm



Apartment 4

2 bedroom

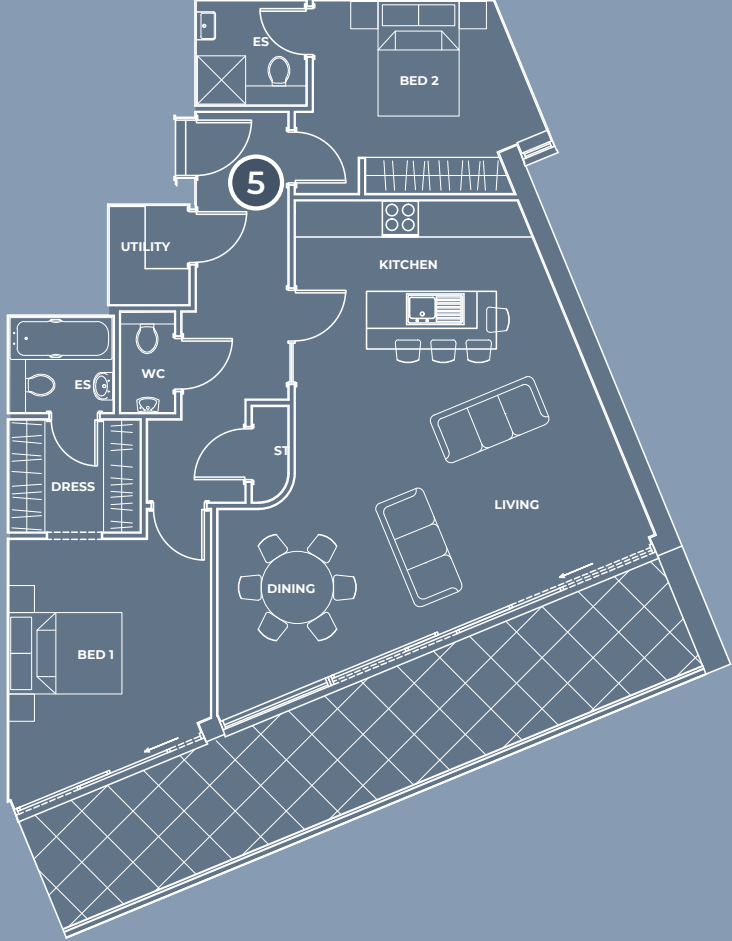
Living Room	5.2m x 4.3m
Kitchen	3.6m x 2.8m
Bed 1	7.0m x 3.0m
Ensuite 1	2.3m x 2.0m
Bed 2	3.4m x 4.0m
Bathroom	2.0m x 1.9m
Total Area	80.3sqm



Apartment 5

2 bedroom

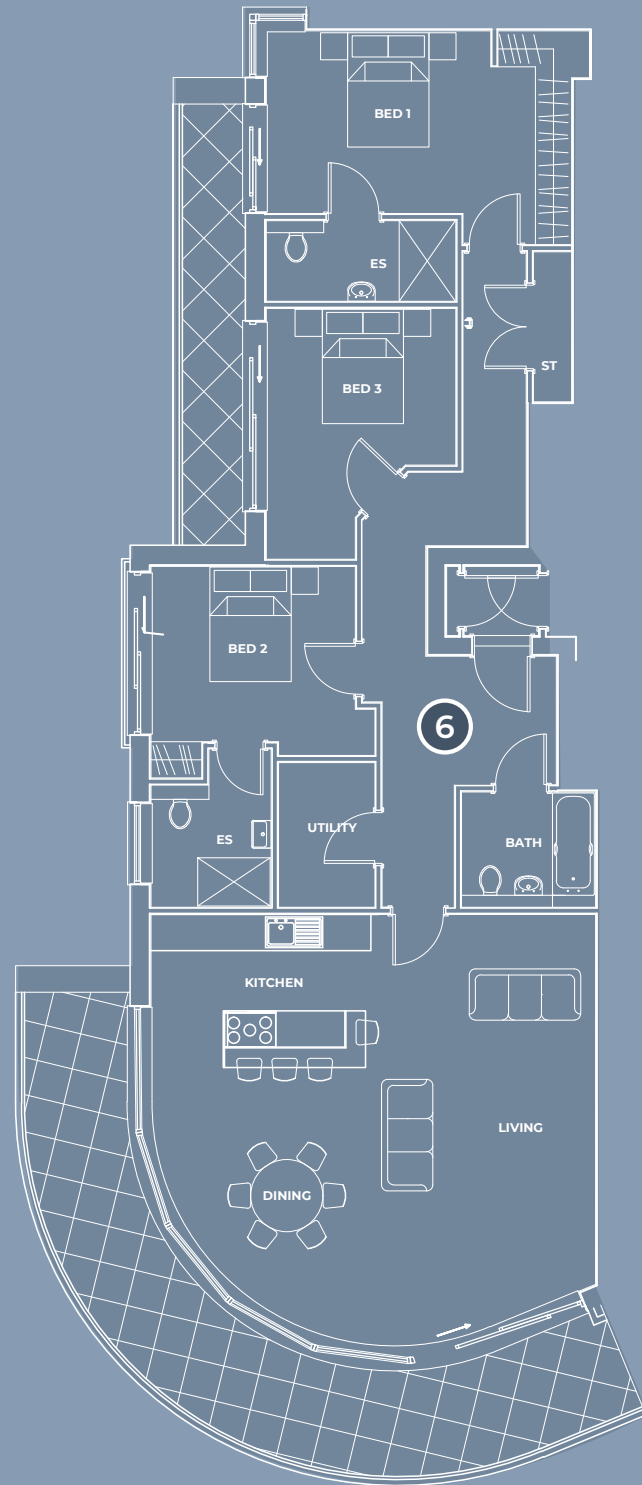
Living Room	7.8m x 5.0m
Kitchen	4.2m x 2.4m
Bed 1	3.3m x 4.3m
Ensuite 1	1.7m x 1.6m
Bed 2	4.1m x 3.2m
Bathroom	1.8m x 1.8m
Total Area	92.9sqm



Apartment 6

3 bedroom

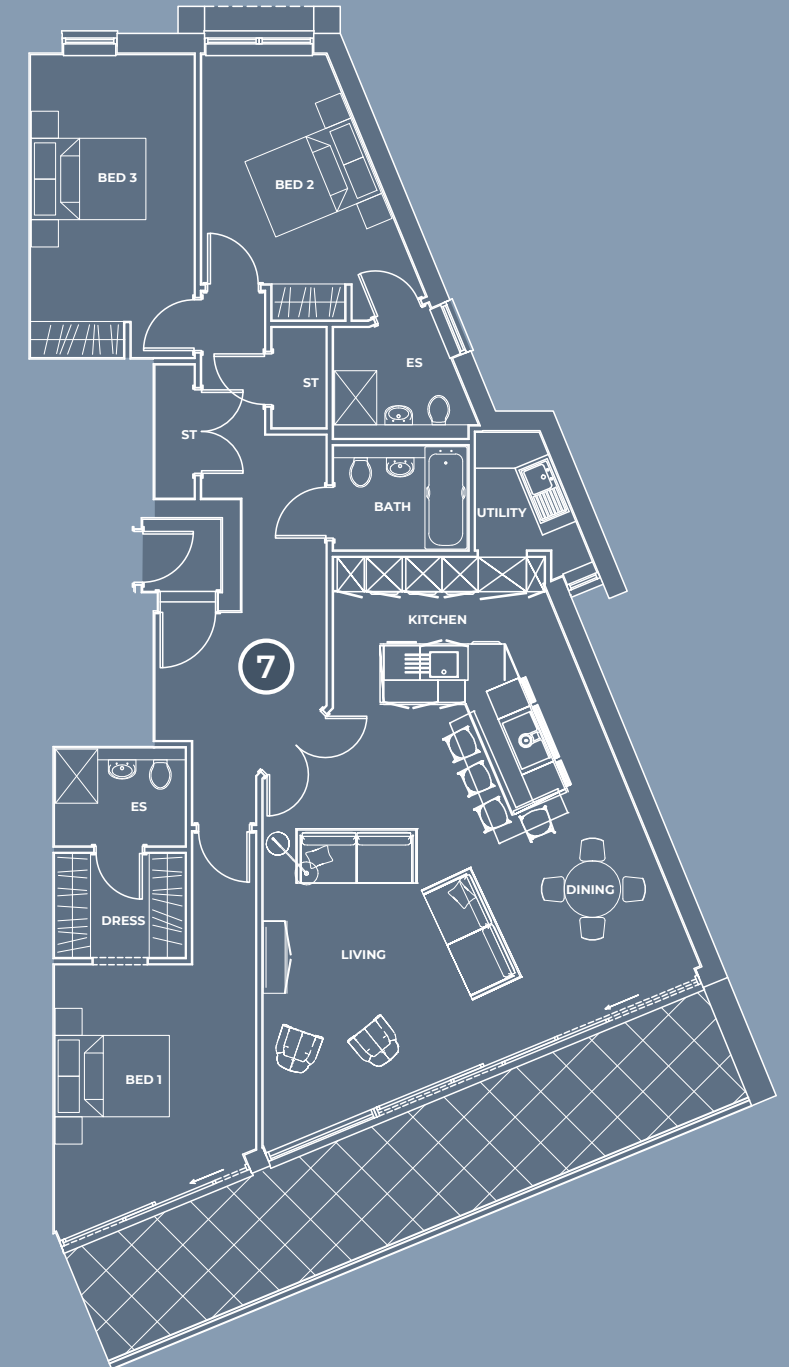
Living Room/Kitchen	7.4m x 7.1m
Bed 1	5.1m x 3.0m
Ensuite 1	3.1m x 0.8m
Bed 2	3.4m x 3.1m
Ensuite 2	2.0m x 2.0m
Bed 3	3.1m x 4.1m
Bathroom	2.2m x 1.9m
Total Area	128.9sqm



Apartment 7

3 bedroom

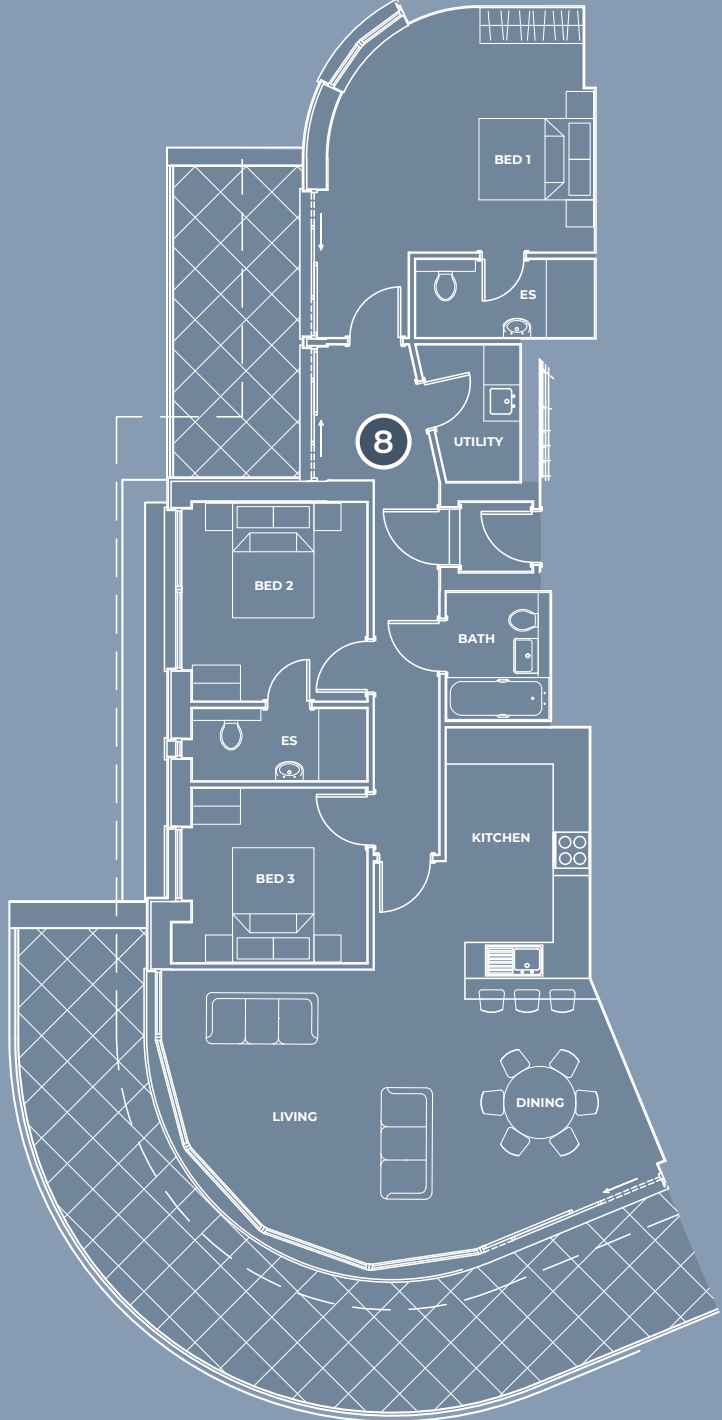
Living Room	7.8m x 5.0m
Kitchen	4.3m x 4.5m
Bed 1	3.2m x 3.7m
Ensuite 1	2.2m x 1.6m
Bed 2	3.0m x 4.5m
Ensuite 2	2.1m x 1.8m
Bed 3	2.6m x 5.0m
Bathroom	2.2m x 1.8m
Total Area	131.8sqm



Apartment 8

3 bedroom

Living Room	4.6m x 7.4m
Kitchen	2.4m x 4.5m
Bed 1	4.4m x 4.0m
Ensuite 1	3.0m x 1.3m
Bed 2	2.9m x 3.3m
Ensuite 2	2.9m x 1.2m
Bed 3	3.2m x 2.9m
Bathroom	1.7m x 2.1m
Total Area	106.1sqm



Apartment 9

3 bedroom

Living Room/Kitchen	5.6m x 7.0m
Bed 1	3.5m x 2.8m
Ensuite 1	2.2m x 1.5m
Bed 2	2.7m x 4.1m
Ensuite 2	1.5m x 2.0m
Bed 3	3.1m x 3.6m
Bathroom	2.1m x 2.4m
Total Area	105.9sqm



The specifications

KITCHEN

- Individually designed “Leicht” kitchens
- Silestone (or similar) worktops and upstands
- Task lighting under all high-level wall units
- Under-mounted sink
- Integrated Neff (or similar) kitchen appliances including fan oven, induction hob, extractor hood, fridge freezer, dishwasher and microwave oven



HEATING

- Gas fired underfloor heating throughout
- Individual thermostatic temperature controls in all main rooms
- Combined heat and power system providing individually metered heat and hot water to all apartments

FLOORING

- Porcelain or Amtico tiles in all ground floor apartment hallways and carpet in 1st and 2nd floor apartment hallways
- Porcelain or Amtico tiles in all kitchens
- Carpet in all living rooms and bedrooms
- Porcelain or Amtico floor tiling in all bathrooms

BATHROOMS

- Contemporary white sanitary ware
- Porcelain wall tiling and floor tiling
- Grohe brassware
- Grohe wall or ceiling-mounted shower head with separate handheld shower and wall-mounted controls
- Under-sink individual vanity units in all bathrooms
- Heated towel rails



LIGHTING & ELECTRICAL

- Energy-efficient, recessed, dimmable LED down-lighting or pendant and wall lighting in all rooms
- Telephone and data points to all principal rooms
- Sky+ connectivity in living room and master bedroom
- Video entry phone in all apartments
- Multi-point locking system to front door of each apartment

EXTERNAL / COMMUNAL AREAS

- Landscaped communal gardens
- Block paved driveway and parking areas
- Allocated parking for each apartment
- Security and ambiance lighting
- Communal cycle storage and refuse areas
- Interior designed heated entrance lobby
- Private post box for each apartment



GENERAL SECURITY

- Double glazed, powder coated aluminium windows
- Contemporary security entrance door
- White / wood finish internal doors with chrome ironmongery
- Utility room* / cupboard fully plumbed for washing machine and tumble drier (not supplied)
- 10 year warranty
- 125 year lease

*where applicable



About us

We position ourselves at the forefront of integrating new technologies into the fabric of mainstream housing. In embracing new technology and conserving energy, we create new homes, which are designed, built and equipped to help future-proof your investment.

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"From the moment a new home appears on our architect's drawing board, through to completion and final clean, each and every home receives our unerring attention."

Mark Wingfield





Hengistbury Head



Harlequin homes

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Agent for this development



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