



EDWARDS
ESTATE AGENTS

THE MONTAGUE
BOURNEMOUTH, BH2 5JH

EDWARDS



GUIDE PRICE £710,000

- PRESTIGIOUS NEWLY CONSTRUCTED APARTMENT BLOCK
- GATED DEVELOPMENT
- CLOSE TO BOURNEMOUTH & WESTBOURNE
- SECURE GATED ACCESS & TWO PARKING SPACES
- 3 DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE
- BALCONY & ROOF TERRACE
- 10 YEAR ICW WARRANTY
- SHARE OF FREEHOLD WITH 999 YEAR LEASE
- HIGH SPECIFICATION THROUGHOUT

A unique opportunity to acquire a three bedroom penthouse apartment with stunning views across Bournemouth to the Isle of Wight and the Purbecks.

Newly constructed by local renowned builders, this superb home offers spacious, light and versatile accommodation finished to an exacting standard with high specification fittings throughout. A large living space with kitchen and dining area is the hub of this apartment with French doors opening to a large balcony – ideal for relaxation or entertaining! The kitchen includes a generous specification of high end integrated appliances.

Bedroom one also has direct access to the balcony and enjoys a fully tiled ensuite shower room whilst an equally luxurious bathroom serves bedrooms two and three. In addition there is useful storage space accessed from bedroom 1 and off the living area.



Further outside space includes an enclosed sun terrace accessed from the communal hall – enclosed by toughened glass and with power points and a tiled floor, this is a particular feature of the apartment, with panoramic views and sea glimpses! There are also two allocated parking spaces with this apartment.

Additional Information

Energy Performance Rating: C

Council Tax Band: G

Tenure: Share of Freehold

Annual Maintenance: TBC - Management company TBC

Accessibility / Adaptations: Stair & lift access

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Gated parking

Utilities: Mains electricity, mains water

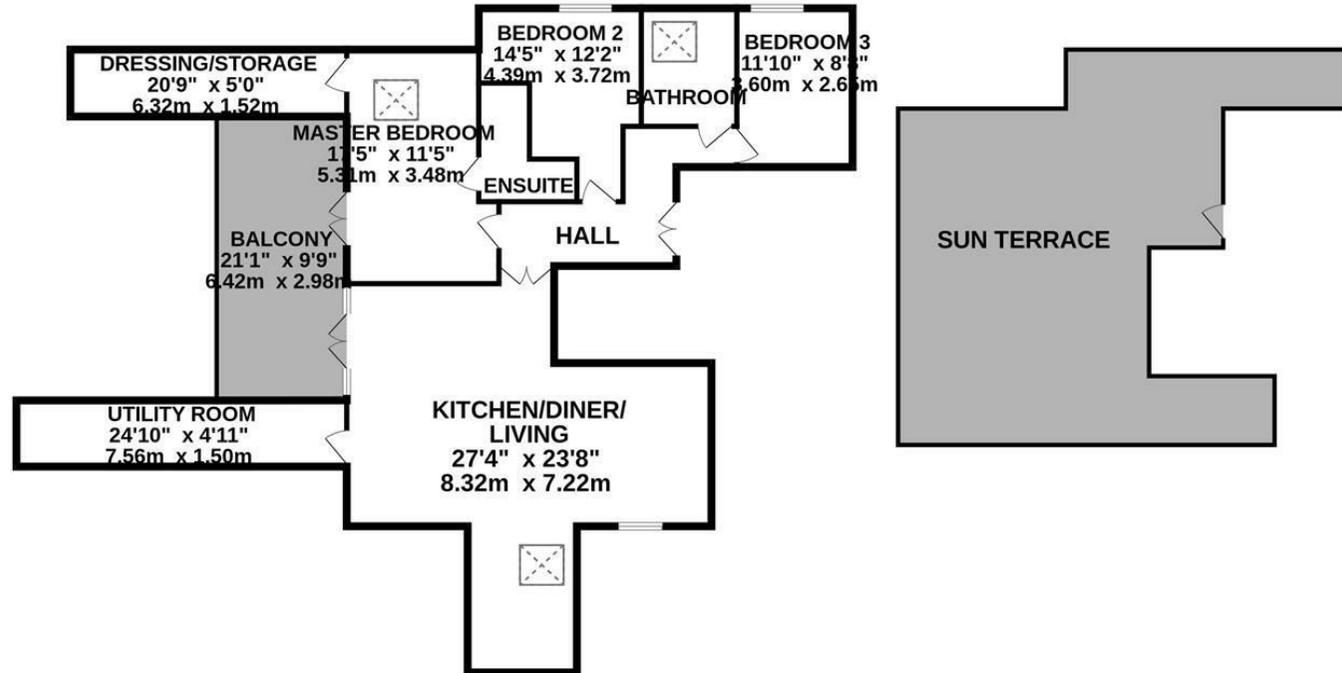
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



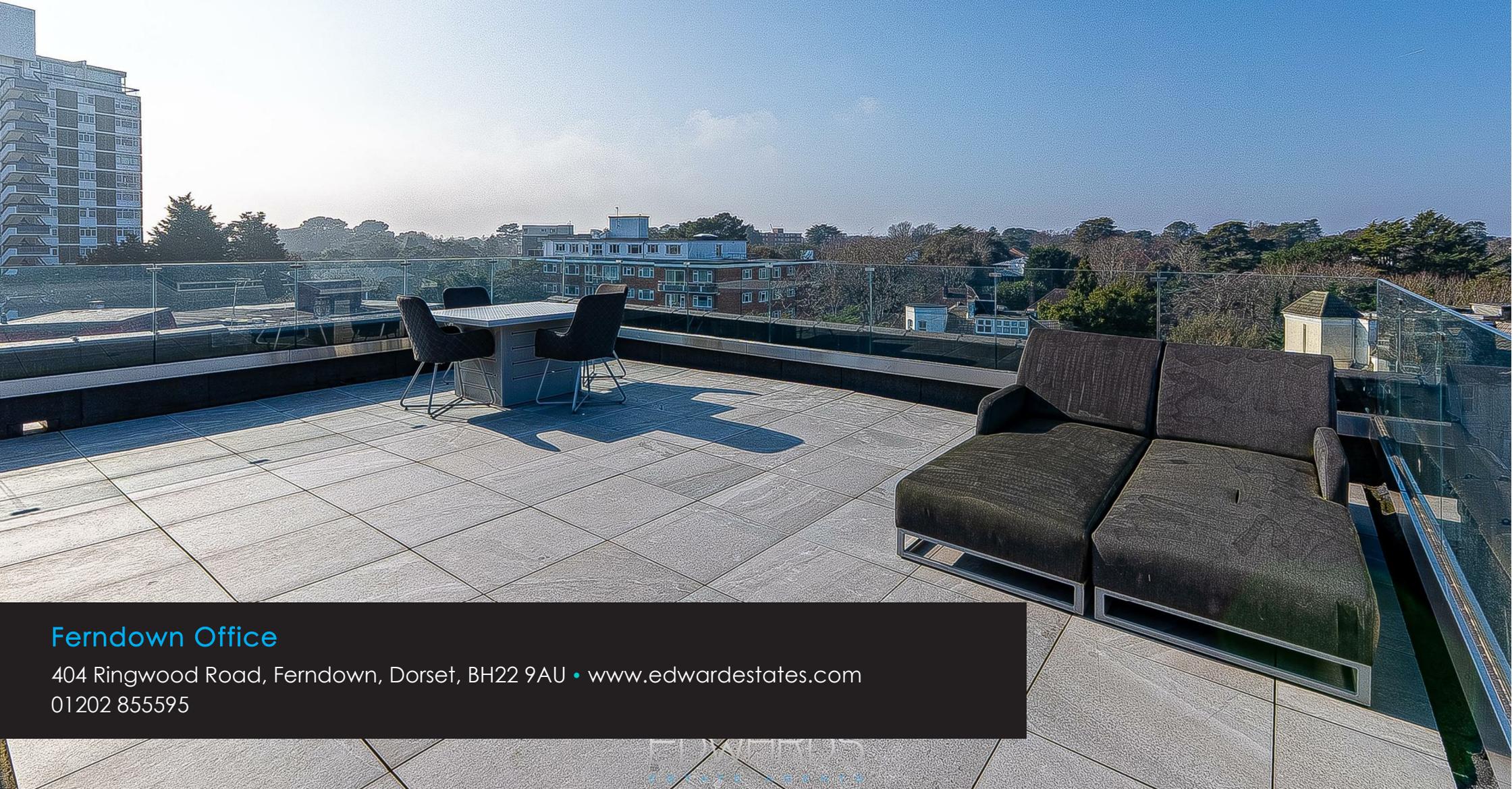
GROUND FLOOR
1361 sq.ft. (126.4 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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