



EDWARDS
ESTATE AGENTS

THE MONTAGUE
BOURNEMOUTH, BH2 5JH

EDWARDS



GUIDE PRICE £310,000

- PRESTIGIOUS NEWLY CONSTRUCTED APARTMENT BLOCK
- CLOSE TO BOURNEMOUTH & WESTBOURNE
- SECURE GATED ACCESS
- STONE'S THROW FROM AWARD WINNING BEACHES
- 2 DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE
- 10 YEAR ICW WARRANTY
- SHARE OF FREEHOLD
- 999 YEAR LEASE
- HIGH SPECIFICATION THROUGHOUT

This two double bedroom apartment is one of an exclusive collection of stylish new homes at The Montague – a secure gated development just a stone's throw from Bournemouth with its award winning beaches and Westbourne village with it's thriving social scene.

Accommodation is spacious and light with the main living area being open plan and the stylishly fitted kitchen a particular feature. Lots of natural light in this dual aspect room which has a feature bay window. The master bedroom enjoys a luxuriously fitted ensuite shower room and an equally well fitted bathroom serves bedroom two.

Further benefits include a Share of Freehold with a 999 year lease and a 10 year ICW warranty. Parking for this apartment is off site.



Additional Information

Energy Performance Rating: C

Council Tax Band: E

Tenure: Leasehold 999 years (2026)

Annual Maintenance: TBC - Management company TBC

Accessibility / Adaptations: Lift & stair 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

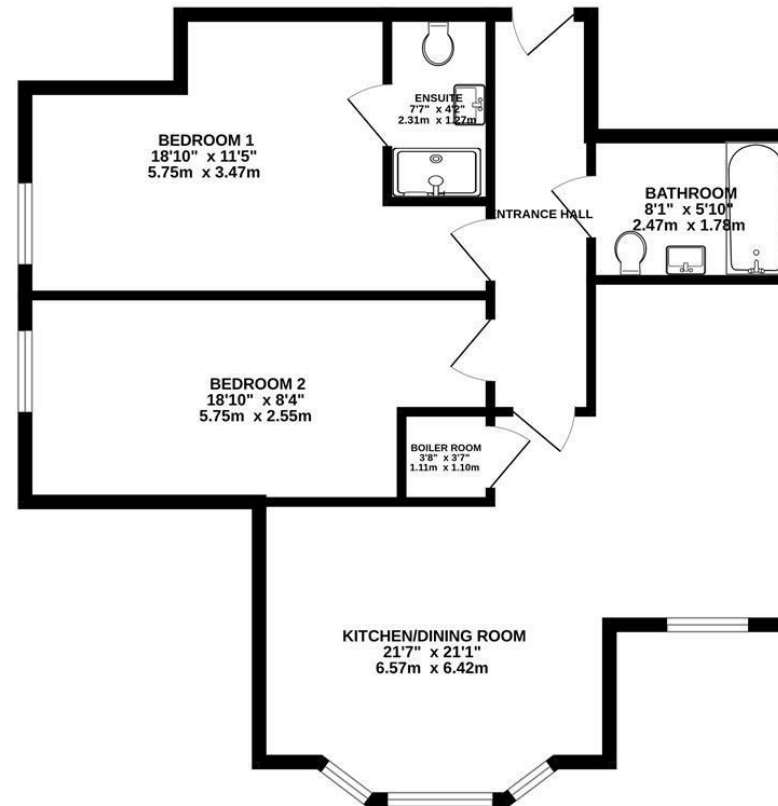
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (69.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix ©2020

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 Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595