

EDWARDS
ESTATE AGENTS



THE MONTAGUE

BOURNEMOUTH, BH2 5JH



EDWARDS
KITCHENS

GUIDE PRICE £685,000

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

This newly constructed three double bedroom penthouse apartment offers generous modern living space with stunning rooftop views towards the Isle of Wight and the Purbecks.

With secure gated access and two allocated parking spaces, the property sits within neatly maintained communal grounds and has the benefit of a small private balcony, as well as a large roof terrace accessed from the communal hallway, which offers a panoramic view, with sea glimpses.

The large open plan living space has French doors opening to a balcony and the high quality kitchen includes a generous specification of integrated appliances. The master bedroom has the benefit of a stylishly appointed ensuite shower room and a luxuriously



fitted bathroom serves bedrooms two and three. A separate utility room is located off the hallway and there is an additional storage room/office off bedroom two.

Additional Information

Energy Performance Rating: B

Council Tax Band: F

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:

Utilities: Mains electricity, mains water

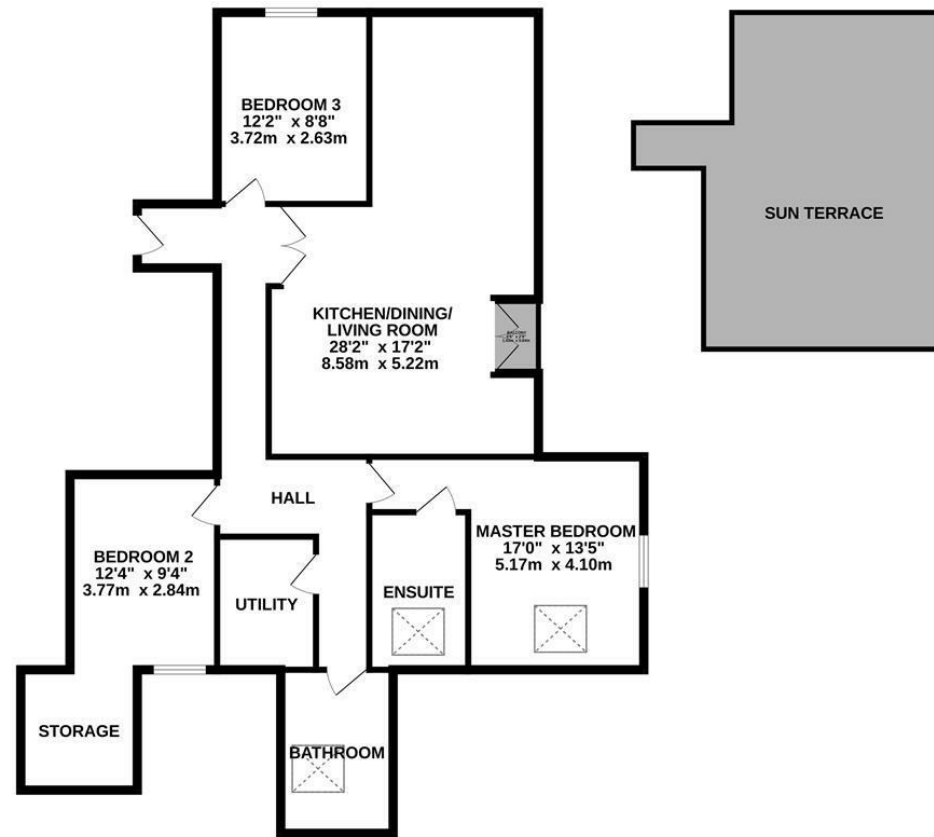
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1193 sq.ft. (110.8 sq.m.) approx.



TOTAL FLOOR AREA: 1193 sq.ft. (110.8 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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Ferndown Office

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