

Flat 24, The Montague 13 Durley Road South, Bournemouth BH2 5JH Guide Price £799,000 Share of Freehold















A brand new penthouse apartment with its own private roof terrace. This three double bedroom property boasts spacious accommodation and has been finished to an exceptional standard throughout.

- PENTHOUSE APARTMENT
- THREE DOUBLE BEDROOMS
- TWO PARKING SPACES

- PRIVATE ROOF TERRACE
- BRAND NEW BUILD
- FINISHED TO AN EXCEPTIONAL STANDARD

## **Property Comprises**

Apartment 24, Sea Mist is a truly distinctive three-bedroom penthouse, featuring a bespoke kitchen and a stunning open-plan living space with a dedicated dining area. The apartment includes two luxurious bath/shower rooms and double doors from both the main living area and the master suite, leading out onto a spacious terrace with impressive, far-reaching views over the town.

Additional highlights include a private walk-in wardrobe within the master bedroom, a separate utility room, and two allocated parking spaces. The property also boasts its own private roof terrace, offering panoramic town views and glimpses of the sea.

## Tenure:

Share of Freehold

Start Date of Lease: 2023 (999 years) Ground Rent: Peppercorn Maintenance: £2,024.05 per Annum - Includes: Window Cleaning, Gardening, Cleaning and Maintenance of Communal

Areas. Electric Suppliers: British Gas

Are Pets Allowed: On Licence only for a specific pet.

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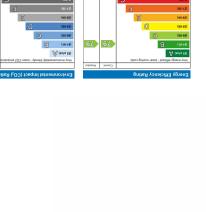
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

The Agent has not fested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification
  - They do not constitute an offer of contract for sale.
  - Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
    - All room dimensions given above are approximate measurements These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

Whilst every attempt has been made to ensure the accuracy of the floorplan contained bree, measurements of doors, windows, nooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes nown have not been tested and no guarantee prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee prospective promise. The services of the servi





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