



Sea Breeze, Flat 25 The Montague

13 Durley Road South, West Cliff, Bournemouth, Dorset, BH2 5JH



LUXURY &
PRESTIGE
Exclusive Properties

£785,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:



THE MONTAGUE

B O U R N E M O U T H

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Please click on the image above to view our short video introduction to this property.

Interactive 3D Tour

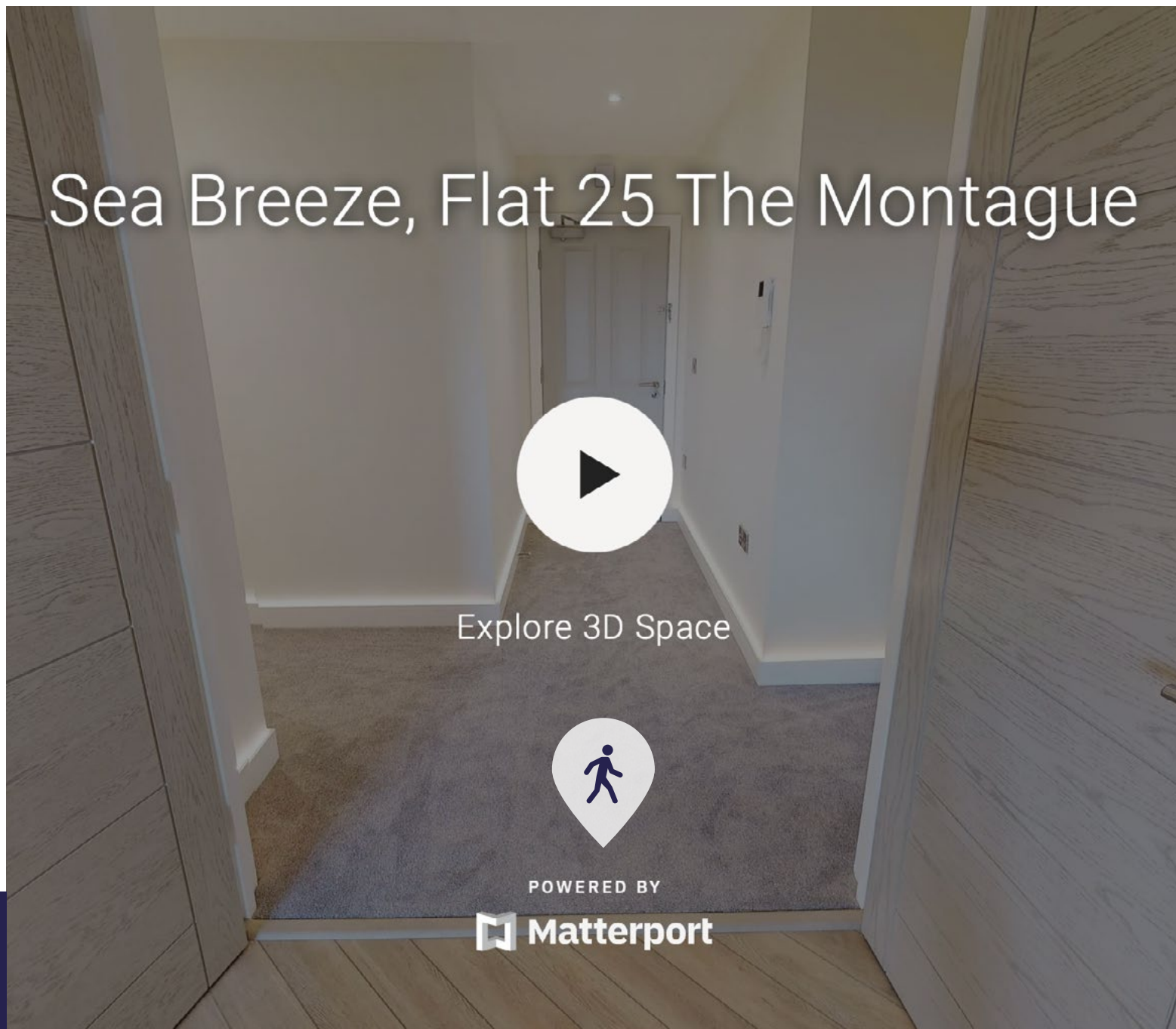
Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk



Please click on the image above to view our interactive 3D tour of this property.





The roof terraces offer a birdseye view over the Bournemouth skyline.



Exceptional quality finishes are evident throughout.



Here we have virtually furnished the apartment to show what it could look like.



The bedrooms are all a good size and are light and bright.





There are three bedrooms and two bathrooms.

Sea Breeze, Flat 25 The Montague, 13 Durley Road South, West Cliff, Bournemouth, BH2 5JH



GROSS INTERNAL AREA
FLOOR PLAN: 1,267 sq. ft., 117 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

The Montague is a handsome newly built development of 25 luxury apartments sitting proudly in a prime location on the West Cliff in Bournemouth, a favoured location for its easy access to the area's famed sandy beaches down below, the town centre and the urban village of Westbourne.

The jewels in the crown of this beautiful building are the two penthouses each with their own private stunning roof terrace of which the aptly named Sea Breeze is one.

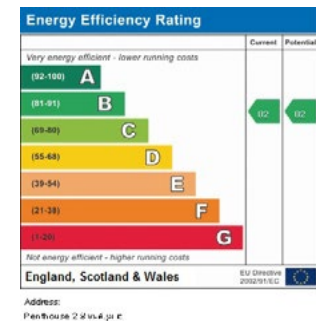
This fantastic Penthouse Sea Breeze spans some 1,276 square feet and has three bedrooms, two bathrooms, a utility room and an open plan kitchen/living/dining area as well as the amazing private roof terrace. The vibe throughout is stylish, light and contemporary and the specification is high including quartz kitchen worktops, Porcelanosa tiled bathrooms, quality integrated appliances, energy efficient wifi enabled electric heating and lovely herringbone flooring.

The Montague sits behind electric gates to both the front and rear with attractive landscaping, assigned parking and a communal bike store. There is a 10 year buildings warranty, 999 year leases and a share of the freehold.

- Stunning brand new penthouse
- Highly awaited development
- Extends to 1,267 square feet
- Three bedrooms, two bathrooms
- Open plan living space
- Huge private roof terrace
- Beaches across the road
- Town centre amenities close by
- Share of freehold with 999 year lease
- Ready to move in!

Guide Price:	£785,000
Tenure:	Leasehold & Share of freehold
Lease Length:	999 years
Stamp Duty:	Main Home £26,750* Additional Home £50,300* (*based on guide price)
Maintenance:	£2,624.82pa Ground rent currently: £0 ** Ground rents can increase over time and advice should always be sought by your solicitor before exchange of contracts
Council Tax:	Band TBA (2023/2024 £x,xxx.xx)

EPC:



01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk



LUXURY &
PRESTIGE
Exclusive Properties



Steve Isaacs

07970 878106

steve@luxuryandprestige.co.uk



Harriet Towing

07809 908718

harriet@luxuryandprestige.co.uk



Asia Robertson

01202 007373

asia@luxuryandprestige.co.uk



Ryan Horan

07512 196688

ryan@luxuryandprestige.co.uk



David Chissell

07795 835647

david@luxuryandprestige.co.uk



Adrianna Cierieszko

01202 007373

adrianna@luxuryandprestige.co.uk



Joanna Miller

07902 340687

jo@luxuryandprestige.co.uk



Jo Bound

01202 007373

jbound@luxuryandprestige.co.uk

Get in touch

In person: We are located at
28A Haven Road,
Canford Cliffs,
Poole, BH13 7LP.
We would love to see you
for a cup of tea or coffee.

By phone: 01202 007373

By email: info@luxuryandprestige.co.uk

Property ref: 0818



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.