



## Sea Mist, Flat 24 The Montague

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



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PRESTIGE  
Exclusive Properties



£850,000

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](mailto:info@luxuryandprestige.co.uk)  
[www.luxuryandprestige.co.uk](http://www.luxuryandprestige.co.uk)

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

## Interactive 3D Tour

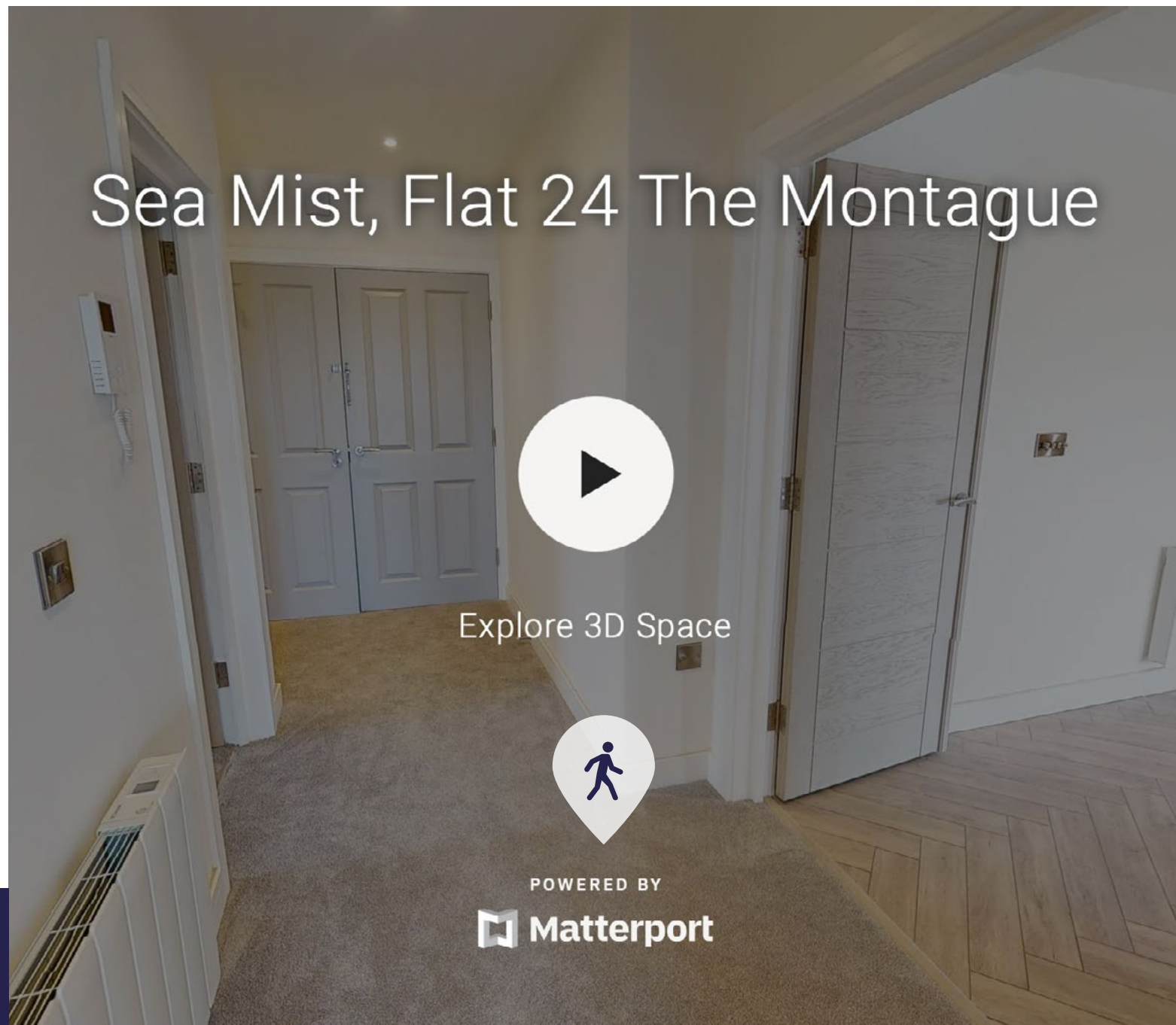
Can't wait to view in person?

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.

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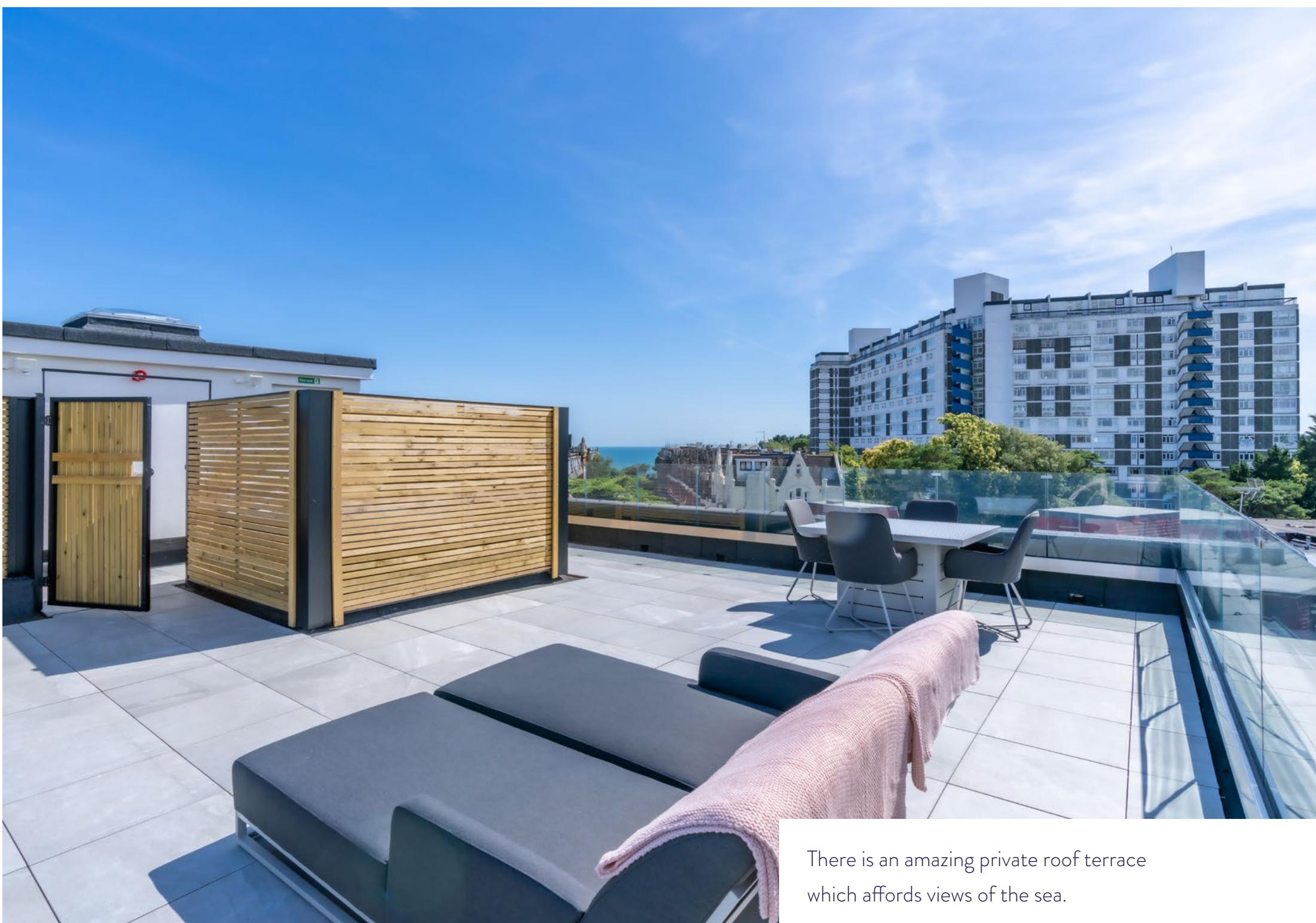
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There is an amazing private roof terrace which affords views of the sea.



The kitchen is super stylish and features a large centre island.





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





The open plan living space zones for kitchen, dining and living as well as study.



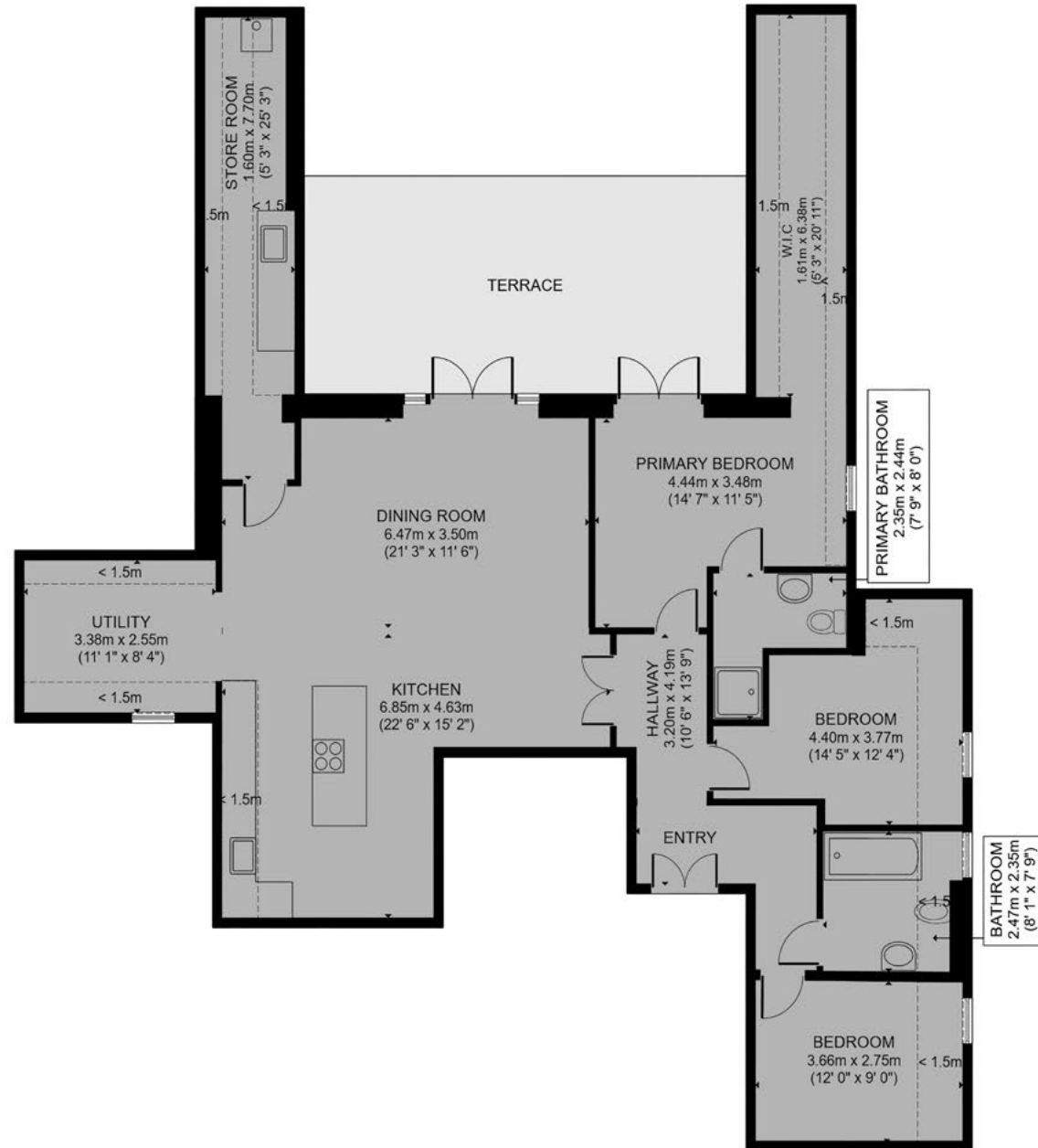
There are three bathrooms and two bathrooms.





The roof terraces have plenty of space for entertaining and soaking up the sun.





GROSS INTERNAL AREA  
 FLOOR PLAN 112.0 m<sup>2</sup> (1,206 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 26.1 m<sup>2</sup> (281 sq.ft.)  
 TOTAL : 112.0 m<sup>2</sup> (1,206 sq.ft.)  
 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 Mist is one.

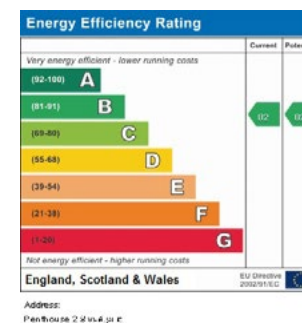
This fantastic Penthouse Sea Mist spans some 1,206 square feet and has three bedrooms, two bathrooms, a utility room and an open plan kitchen/living/dining area, a private balcony as well as the amazing roof terrace. The vibe throughout is stylish, light and contemporary and the specification is high 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.

- Fabulous BRAND NEW Penthouse!
- Luxurious newly constructed development
- Huge private roof top terrace
- Extends to 1,206 square feet
- Three bedrooms, two bathrooms
- Open plan living space
- Beaches nearby
- Town centre amenities nearby
- Share of freehold with 999 year lease
- Ready to move in!

<b>Guide Price:</b>	£850,000
<b>Tenure:</b>	Leasehold & Share of freehold
<b>Lease Length:</b>	999 years
<b>Stamp Duty:</b>	Main Home £30,000* Additional Home £55,500* (*based on guide price)
<b>Maintenance:</b>	£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
<b>Council Tax:</b>	Band TBA (2023/2024 £x,xxx.xx)

## EPC:



01202 007373

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





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**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:** 0817



### 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.