



**Connells**

Studland View Montague Road  
Bournemouth



# Studland View Montague Road Bournemouth BH5 2EW

for sale offers in excess of  
**£650,000**



## Property Description

Connells Southbourne are pleased to present coastal living at its finest in this exquisite, contemporary apartment on Southbourne Overcliff. Nestled in the desirable Studland View, this two bedroom, two bathroom property offers an ideal opportunity for a luxurious second home or main residence for those who would like to be by the sea. Imagine waking up to panoramic sea views, enjoyed from one of two private balconies, which is covered, ensuring year-round enjoyment of the stunning coast.

Southbourne Grove is under half a mile away and offers a bustling high street which boasts a mix of independent boutiques, artisan cafes, and popular restaurants, creating a lively atmosphere for residents. Just a short stroll will lead you to the award-winning sandy beaches, perfect for relaxing walks and enjoying stunning coastal views. With excellent transport links and a strong sense of community, Southbourne Grove is a fantastic place to call home, offering the perfect blend of seaside tranquillity and urban convenience.

## Communal Entrance Hall

Secure entry system. Well maintained communal areas where stairs rise to the first floor landing. Lift to all floors. Underfloor heating throughout.

## Entrance Hall

Secure entry system. Cupboard housing the water tank. Tiled flooring throughout.

## Sitting Room

19' 1" x 18' 7" ( 5.82m x 5.66m )

Double aspect floor to ceiling double glazed windows and doors to maximise the views and provide access to the wrap around terrace.

## Kitchen

12' x 8' ( 3.66m x 2.44m )

Double glazed window to the side aspect. Fitted with a range of matching wall and base units with granite worktops over. Integrated Hotpoint appliances - fridge freezer, washing machine and dishwasher. Wall mounted gas central heating boiler. Eye level electric oven and microwave. Electric hob with stainless steel cooker hood over. Breakfast bar providing seating for two. TV point.

### **Bedroom One**

13' 7" x 10' ( 4.14m x 3.05m )

Double glazed to side aspect. Built in wardrobes. Door leading to the balcony. Door to;

### **En-Suite**

Three piece suite comprising corner shower, corner wash hand basin and vanity unit, low level WC. Chrome heated towel. Tiled floor and part tiled walls.

### **Bedroom Two**

13' 7" x 8' 6" ( 4.14m x 2.59m )

DG window to the side aspect. Door leading to the balcony. Built in cupboard.

### **Bathroom**

Three piece suite comprising tiled in bath with shower over. Wash hand basin and vanity unit. Low level WC. Fully tiled.

### **Outside**

There is an allocated underground parking space accessed via electrically operated gates with a lockable storage unit.

### **Agents Notes;**

Lease: 125 years from 25/12/2007

Ground Rent: £350 per annum

Current Annual Service Charge: £3600

Council Tax band: E

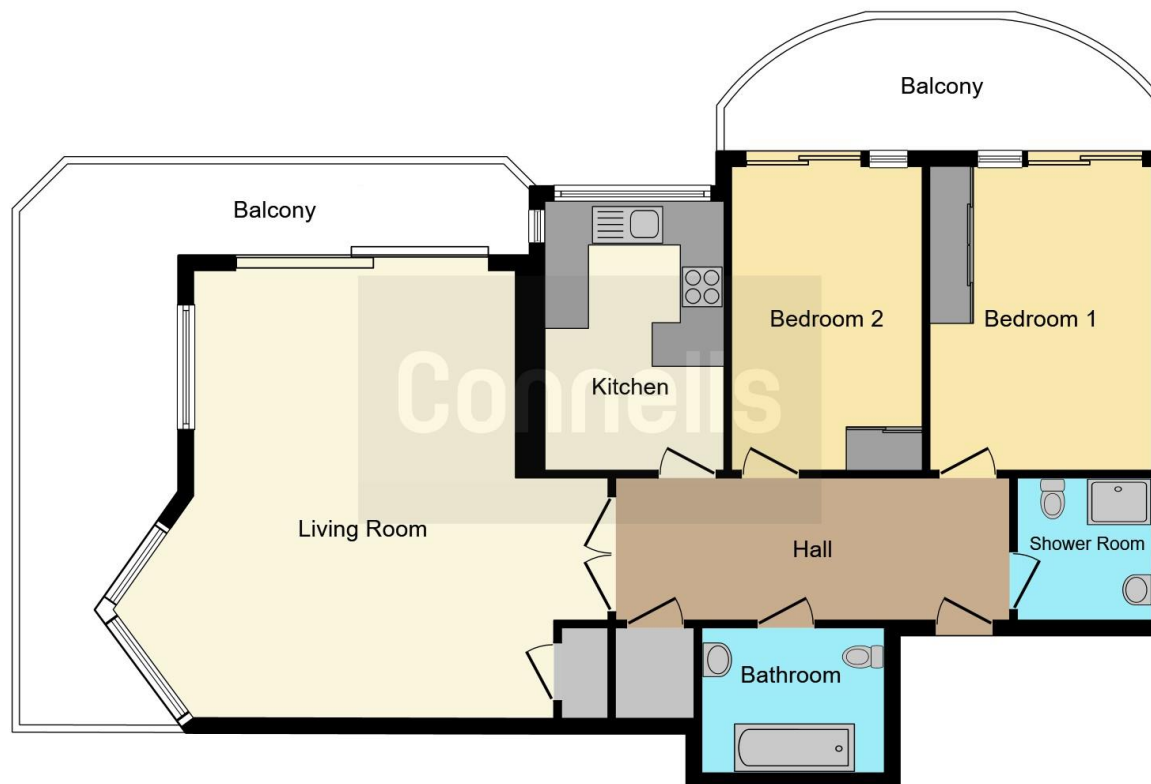












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01202 861 677**  
**E [ferndown@connells.co.uk](mailto:ferndown@connells.co.uk)**

37 Victoria Road  
 FERNDOWN BH22 9HT

EPC Rating:  
 Awaited

Council Tax  
 Band: E

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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