EDWARDS
ESTATE AGENTS

THE MONTAGUE

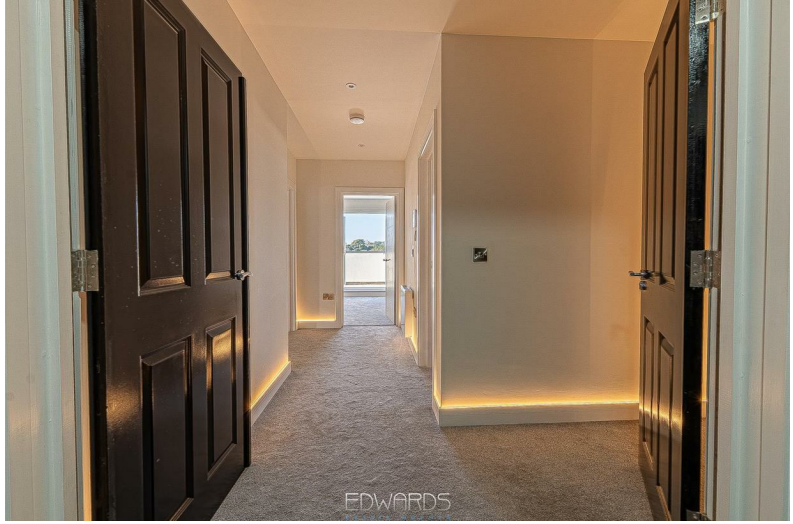
BOURNEMOUTH, BH2 5JH

EDWARDS
ESTATE AGENTS

GUIDE PRICE £650,000

- Prestigious newly constructed apartment block
- Close to Bournemouth & Westbourne
- Secure gated access
- 3 double bedrooms
- Open plan living space
- Separate utility room
- Balcony & roof space
- 10 year ICW warranty
- Share of freehold with 999 year lease
- High specification throughout

This three double bedroom apartment is one of a newly constricted secure gated development just a stone's throw from Bournemouth's award winning beaches and Westbourne village with its array of boutiques, cafes and restaurants. Superb living space finished to an exacting standard throughout with high specification fittings.



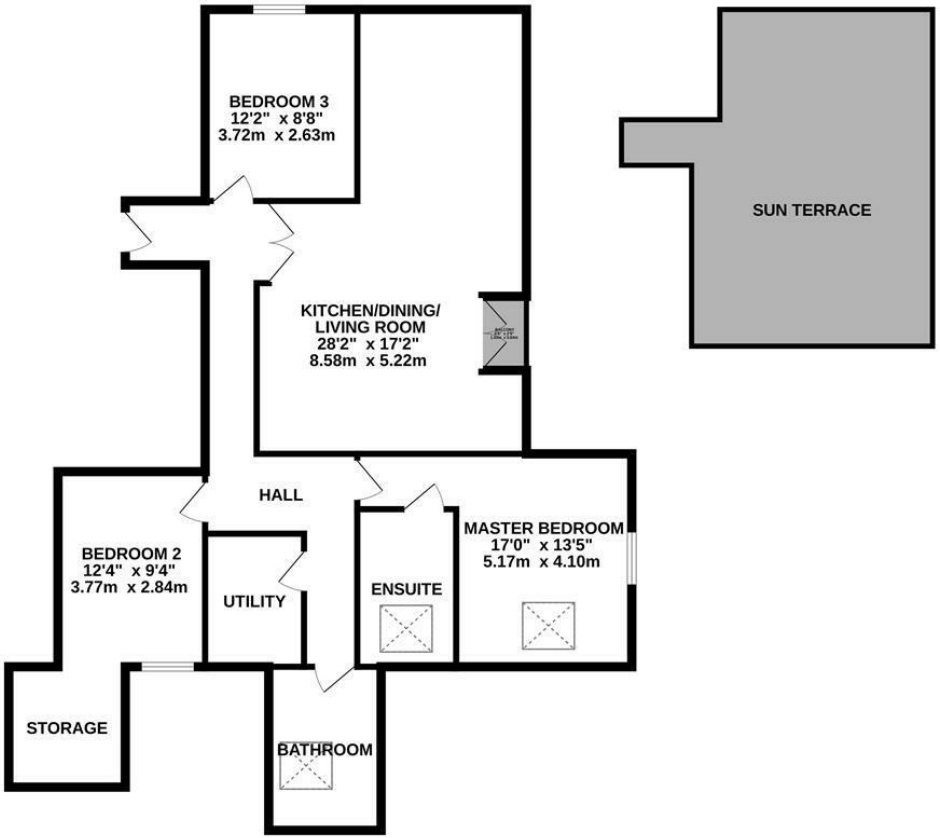
This newly constructed three double bedroom penthouse apartment offers generous modern living space with stunning rooftop views towards the Isle of Wight and the Purbecks.

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.
Made with Metropix ©2026

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

EDWARDS
ESTATE AGENTS

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardestates.com
01202 855595

EDWARDS