

Slades

A superb three bedroom top floor apartment with two balconies and two underground parking spaces, set within a very modern development close to cliff tops and beaches and benefiting from a share within the freehold to building.

**Church Road,
Southbourne, Bournemouth, Dorset BH6 4AS**



PRICE: £399,950

**Viewing: By appointment only via Slades Estate Agents:
Open for viewing 7 days a week!**

Tel: (01202) 428555 or email: enquiries@sladessouthbourne.co.uk

DIRECTIONAL NOTE: From Southbourne Grove head towards Christchurch on to Belle Vue Road following this road for approximately 1 mile where Church Road can be found on the right hand side, the subject development being on the right hand side as indicated by a for sale board.

Slades are delighted to be appointed as sole agents to market this superb three bedroom top floor apartment set within 'Montara', a luxury development of fourteen apartments only completed in 2015.

Set just a few hundred meters from Southbourne cliff tops and beaches within a highly favoured position the property is sure to be popular with both owner occupiers and holiday home purchasers alike with a wide range of facilities and landmarks close by.

The property boasts a very high specification and finish offering all the best in modern day living to include an Energy efficient condensing boiler with un-vented hot water cylinder, underfloor heating throughout, LED downlighting to all rooms, wiring for both digital and satellite TV, CAT 5 data cabling, video door entry system and an integrated multi room sound/speaker system with central control hub. Being very modern it also benefits from the remainder of a 10 year NHBC guarantee giving complete piece of mind.

Montara is entered via a communal front entrance with a video entry phone system. Hallways, stairs and lift then leading to all floors, the lift also serving the underground car park. Upon entering the property a spacious hallway has built in storage and is finished with a tiled floor which continues through all living spaces, oak faced doors giving access to all principle rooms.

The living space is in our opinion of a generous size offering plenty of room for both living and dining room furniture. A set of sliding patio doors leads to the first of the properties two balconies which overlooks the front of building and is enclosed by stainless and glass work, looking to the East there is a distant view of Mudeford Spit with The Solent beyond.

The internal separate kitchen features a light tunnel providing a wealth of natural light to the room and is fitted with an excellent range of modern high gloss eye level and base units finished with a polished stone working surface and tiled splashbacks. The kitchen comes fully fitted including a four ring electric hob with extractor fan over, oven and grill finished in stainless steel, matching microwave style oven, dishwasher, washing machine and fridge freezer.

The properties bedrooms are again in our opinion of a generous size with two comfortable double bedrooms, and a third which is currently arranged as a study although would make a small double or large single bedroom. All o three bedrooms also benefit from built in wardrobes.

The master suite has a feature cornered area of glazing giving a very pleasant view with a single door leading to the properties second balcony which is very generous and provides a large seating area, again with a distant view of Mudeford Spit over roof tops. The master also features a fully tiled en-suite shower room which has been finished to a very high standard incorporating a WC with enclosed cistern, hand wash basin with vanity drawer below and a walk in shower cubicle.

The spacious family bathroom is again fully tiled and finished to a matching high spec comprising a WC with enclosed cistern, hand wash basin with vanity drawer and a tile enclosed bath with shower screen to side, shower over and wall mounted mixer control.

Outside Montara has well kept communal areas with a communal clothes drying area set to the rear of building. An attractive brick paved driveway leads down to the underground car park where the subject property benefits from **two allocated spaces**. There is also a lockable communal bike store. We are informed by the seller that **security gates are soon to be installed** to both the entrance and exit to the underground car park making it completely secure.

This superb apartment is a must see and is sure to create strong interest with the current lack of available quality apartments, we do therefore recommend booking an appointment to view at your earliest convenience.

APPROXIMATE ROOM SIZES:

LOUNGE/DINING AREA: 20'8 X 14'10 (6.3m X 4.52m) MAXIMUM

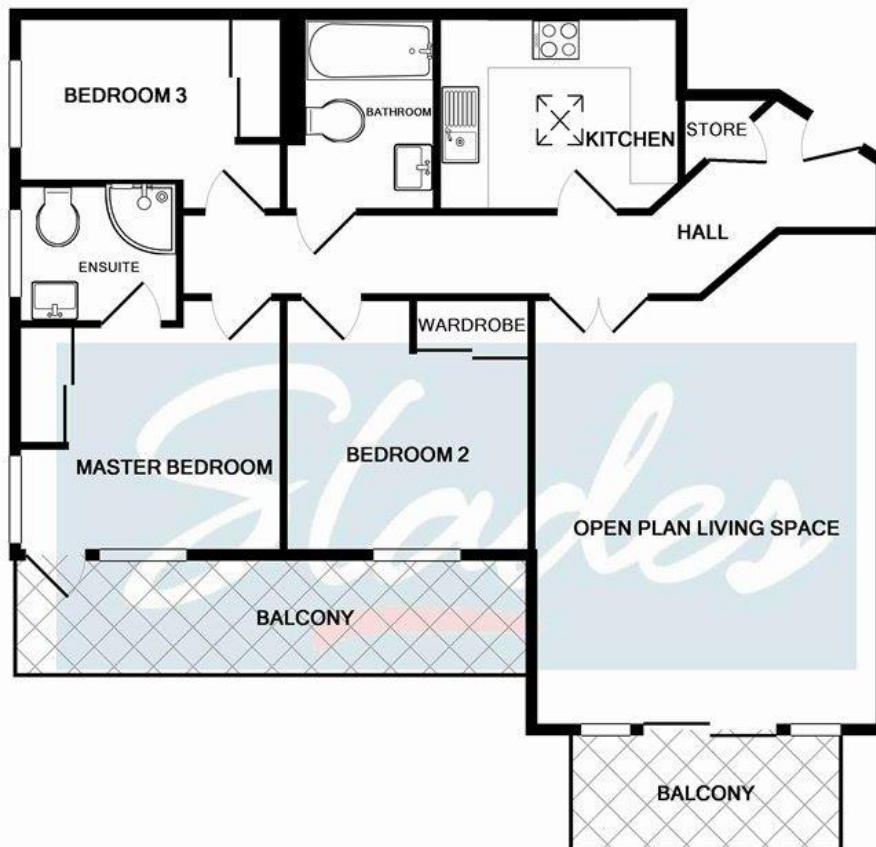
KITCHEN: 10'4 X 8'4 (3.15m X 2.54m) MAXIMUM

BEDROOM ONE: 11'5 X 10'8 (3.48m X 3.25m) MAXIMUM

BEDROOM TWO: 10'8 X 10' (3.25m X 3.05m) MAXIMUM

BEDROOM THREE: 11'2 X 8'4 (3.4m X 2.54m) MAXIMUM

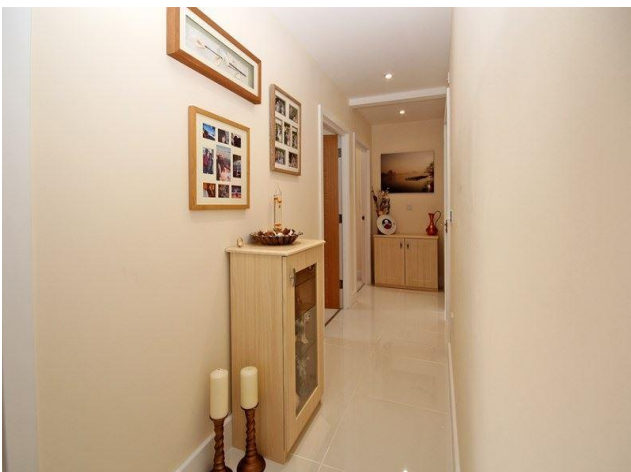
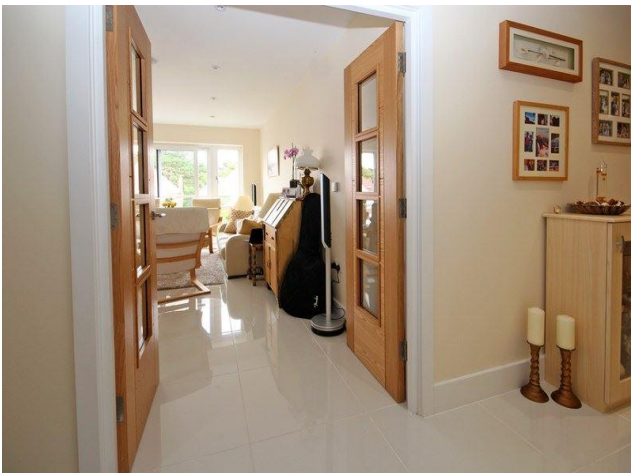
BATHROOM: 8'3 X 6'4 (2.51m X 1.93m) MAXIMUM



TOTAL APPROX. FLOOR AREA 81.3 SQ.M. (875 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	