



Flat 15 Montara, 19 Church Road,  
Southbourne, Bournemouth, BH6 4AS

Asking Price **£539,000**



3

Bedrooms



1

Living



2

Bathroom/Ensuite



2

Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

*Slades*



# A modern and well located top floor apartment!

A THREE BEDROOM APARTMENTS SET ON THE TOP FLOOR OF A MODERN PURPOSE-BUILT DEVELOPMENT LOCATED CLOSE TO LOCAL BEACHES FEATURING TWIN BALCONIES AND TWO SECURE UNDERGROUND PARKING SPACES. FURTHER BENEFITTING FROM A SHARE WITHIN THE FREEHOLD TO BUILDING, VIEWING IS A MUST!

Montara is a modern (2014/5) purpose-built development of fourteen apartments set in a great location, just a short walk from clifftops with the areas golden sandy beaches beneath. 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.

The building 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 smaller double room. All 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.

This superb apartment is a must see and is sure to create strong interest hence we recommend booking viewing at your earliest convenience.

COUNCIL TAX BAND: E

TENURE: SHARE OF FREEHOLD

We understand maintenance is currently charged at £2056 per annum.

Short term lets and the keeping of pets is not permitted.



## KEY POINTS

Top floor

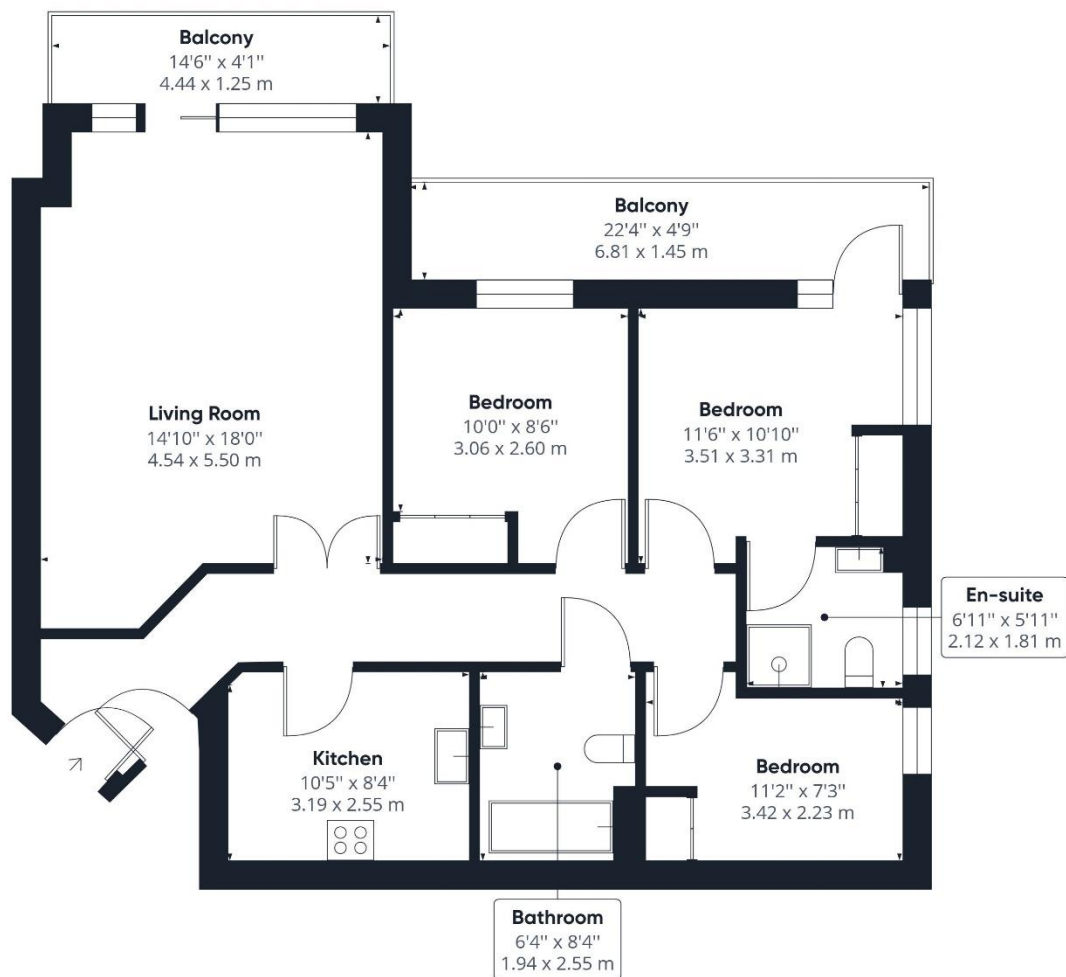
Three bedrooms

Twin balconies

2 underground parking spaces

Shared freehold

No onward chain



Approximate total area<sup>(1)</sup>

910.71 ft<sup>2</sup>  
84.61 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

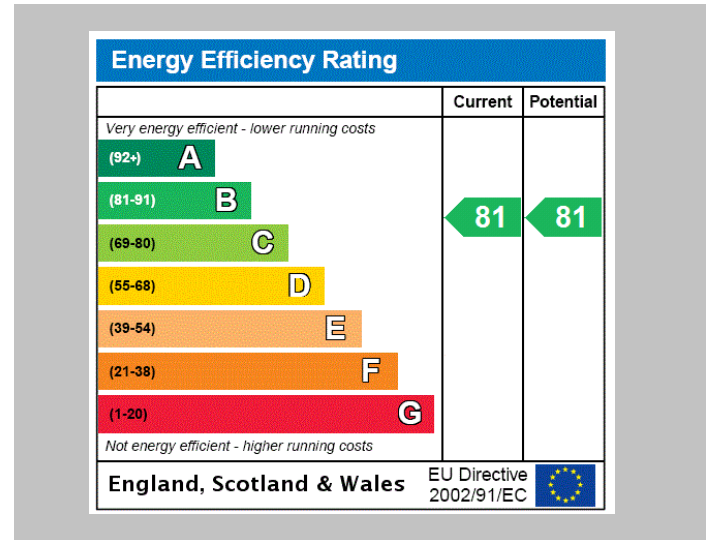
GIRAFFE360



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



**Slades - Southbourne** 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT  
01202 428555 | [sales@sladessouthbourne.co.uk](mailto:sales@sladessouthbourne.co.uk)  
Website [www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

