

8 Montara, 9 Church Road, Southbourne,
Bournemouth, BH6 4AS

Asking Price **£550,000**



Bedrooms



Living



Bathroom & En-suite



Underground spaces



EST
1992

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A wonderful apartment with two South facing balconies!

A WONDERFUL FIRST FLOOR APARTMENT WITH TWO SOUTH FACING BALCONIES AND TWO UNDERGROUND PARKING SPACES. SET CLOSE TO BEACHES WITHIN A SOUGHT-AFTER AND MODERN DEVELOPMENT, ITS A HOME NOT TO BE MISSED!

Montara was built approximately 12 years ago and is set in a great location just a few hundred yards from Southbourne's clifftops and beaches.

With just over 1100 Sq. Ft of internal accommodation this two-bedroom apartment is very spacious. In fact, it offers more space than many other three-bedroom apartments within the local area, either of an equivalent and in some instances higher price.

Accommodation includes a magnificent kitchen/dining space which measures over 25' in depth. This provides plentiful room for a large dining table and additional furniture, with a well fitted kitchen providing excellent storage and coming complete with a range on built in appliances.

The main living room is accessed via French doors from the kitchen/diner, which when open creates a great feeling of space. Again, the living room is very spacious and features sliding patio doors leading out to the first of the properties two South facing balconies.

The second balcony is accessed from the luxurious primary bedroom which also boasts built in wardrobes and a fully tiled en-suite shower room.

A similar finished main bathroom can be found off the hallway and set opposite bedroom two, which makes for a very comfortable double room.

Well finished from new, the apartment boasts an integrated speaker system, gas fired underfloor heating, and tiled flooring running throughout its hallway and kitchen/dining space.

Furthermore, the apartment benefits from a double-parking bay set within a secure and lift-serviced underground car park. A benefit hard to find in all but the most premium of apartment buildings.

Outside, Montara is set within well maintained grounds with a small area of communal garden to the rear where there is also clothes drying provision.

If you are searching for a spacious apartment close to Southbourne's glorious coastline, this is one not to be missed! Whether as a permanent home or coastal retreat, it has an awful lot to offer.



KEY POINTS

Over 1100 Sq.Ft

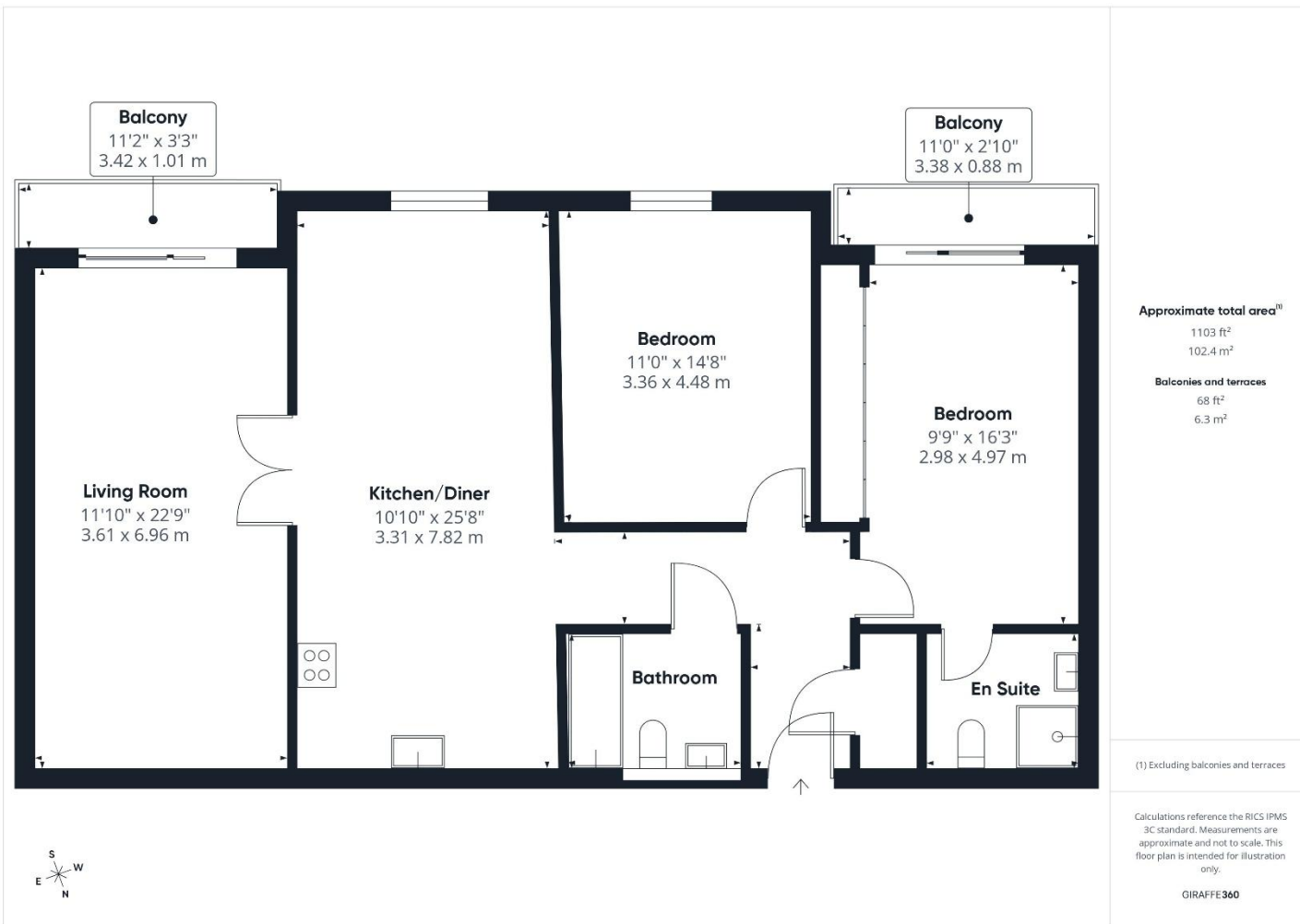
Two generous double bedrooms

Two South facing balconies

Spacious living room

Superb kitchen/dining space

Twin underground parking bay



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Slades - Southbourne 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT
01202 428555 | sales@sladessouthbourne.co.uk
Website www.sladeshomes.co.uk

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