

# Taylor Made®



Flat 12 The Montague, 13 Durley Road South, Bournemouth, Dorset BH2 5JH

£230,000

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### Points of Interest

- An Exclusive Development Of 25 Luxury Apartments In West Cliff, Bournemouth
- High Demand Expected With Completion Due November 2022
- Two Bedroom Apartments Available From £260,000
- All Apartments Are High Specification Throughout Benefiting From Fully Fitted Luxury High Gloss Kitchens With Integrated Appliances
- Majority Of Apartments Conveyed With Allocated Off Road Parking
- Moments From Bournemouth's Award Winning Blue Flag Beaches
- Ideally Located Within Walking Distance To Bournemouth Town Centre & Westbourne Village With Its Array Of Boutique Cafes & Restaurants
- Ideal Second Home/Investment Opportunity
- 10 Year Warranties & Share Of Freehold (155 Year Lease)
- Constructed By Local Renowned Builders
- Contact Taylor Made For A Digital Brochure

### The Property

Apartment 12 is a one bedroom first floor apartment of approximately 42 square meters.

Entrance via the Communal Entrance Hall with stairs leading through to the first floor accommodation. Further door through to the Entrance Hall which provides access to all principle rooms.

Door to Spacious Living Room/Kitchen with a double glazed window - the Kitchen comprises of a luxury contemporary high gloss Kitchen with work surfaces over and benefits from an integrated oven, hob, extractor, fridge freezer and washer/dryer. \*Quartz work surface upgrades available - call the office for further details.\*

The Bedroom is a double bedroom with a double glazed window.

From the Hallway is access to the Principal Bathroom comprising of a luxury contemporary suite comprising of a bath, WC and wash hand basin and benefits from being fully tiled with luxury Saloni tiles.

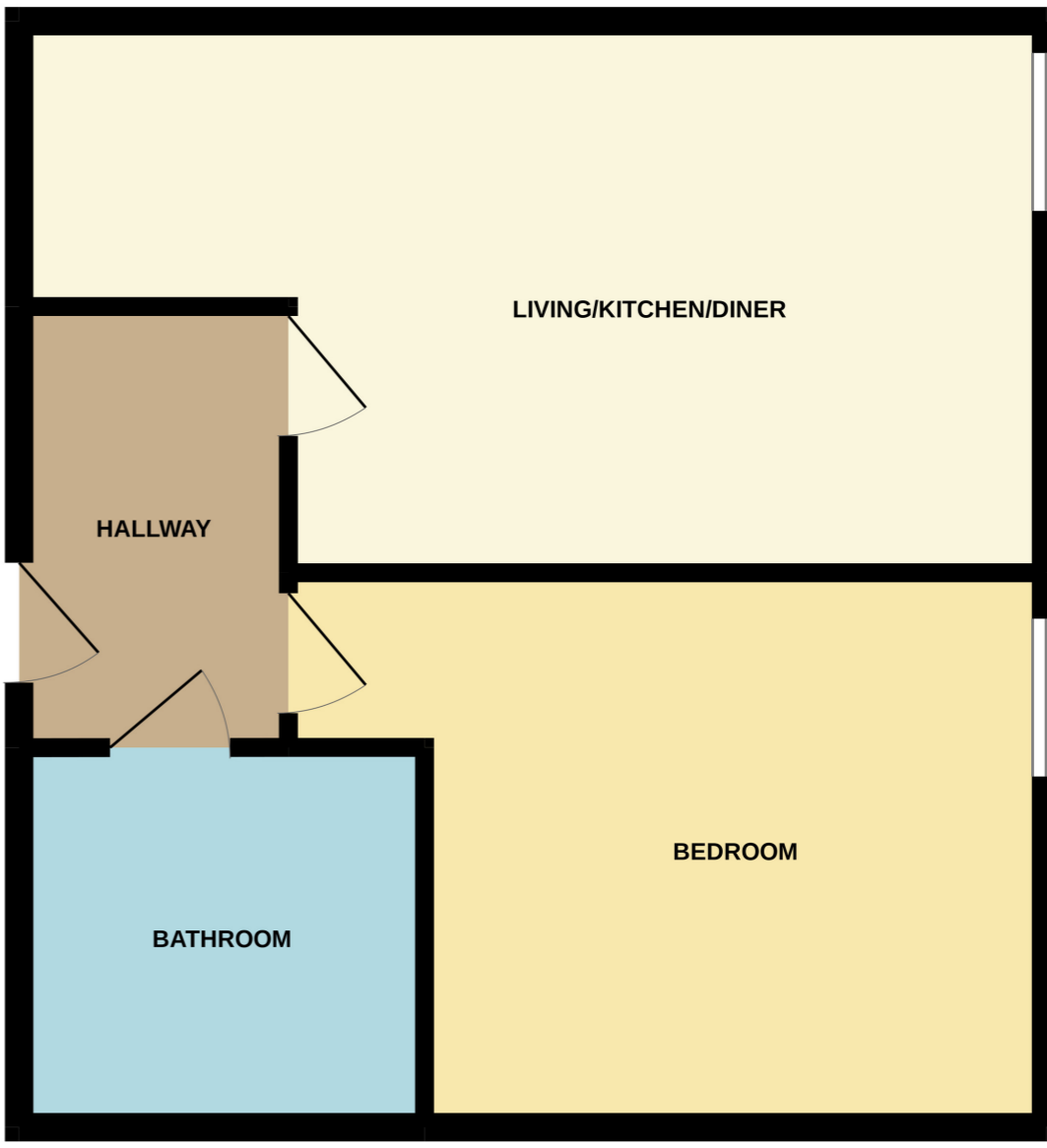
The Asking Price for this property is £230,000.

This apartment also benefits from an electric heating system and a pressurised hot water cylinder.

\*All images are for illustrative purposes - to be used as a guide only.\*

### Location

FIRST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 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.  
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