



Flat 9 Montclair House, Chichester

A stylish apartment conveniently located within the city centre.



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- ▶ Stylish city centre apartment
- ▶ Open plan kitchen/sitting room
- ▶ Modern bathroom/WC
- ▶ Lift access
- ▶ Viewing recommended

- ▶ Two bedrooms
- ▶ Integrated appliances
- ▶ Useful utility cupboard
- ▶ Views towards playing fields
- ▶ Undercover bike storage

Built in 2021 and conveniently located within the heart of the city centre, is this stylish two bedroom top floor apartment.

Benefiting from the balance of a new build warranty and 999 year lease, the well-proportioned accommodation includes an open plan kitchen with various integrated appliances which is open plan to the sitting/dining area. Two bedrooms can be found along with a modern bathroom/WC.

The apartment benefits from electric underfloor heating throughout (apart from the bathroom). There are pleasant views from the reception room and both bedrooms towards playing fields.

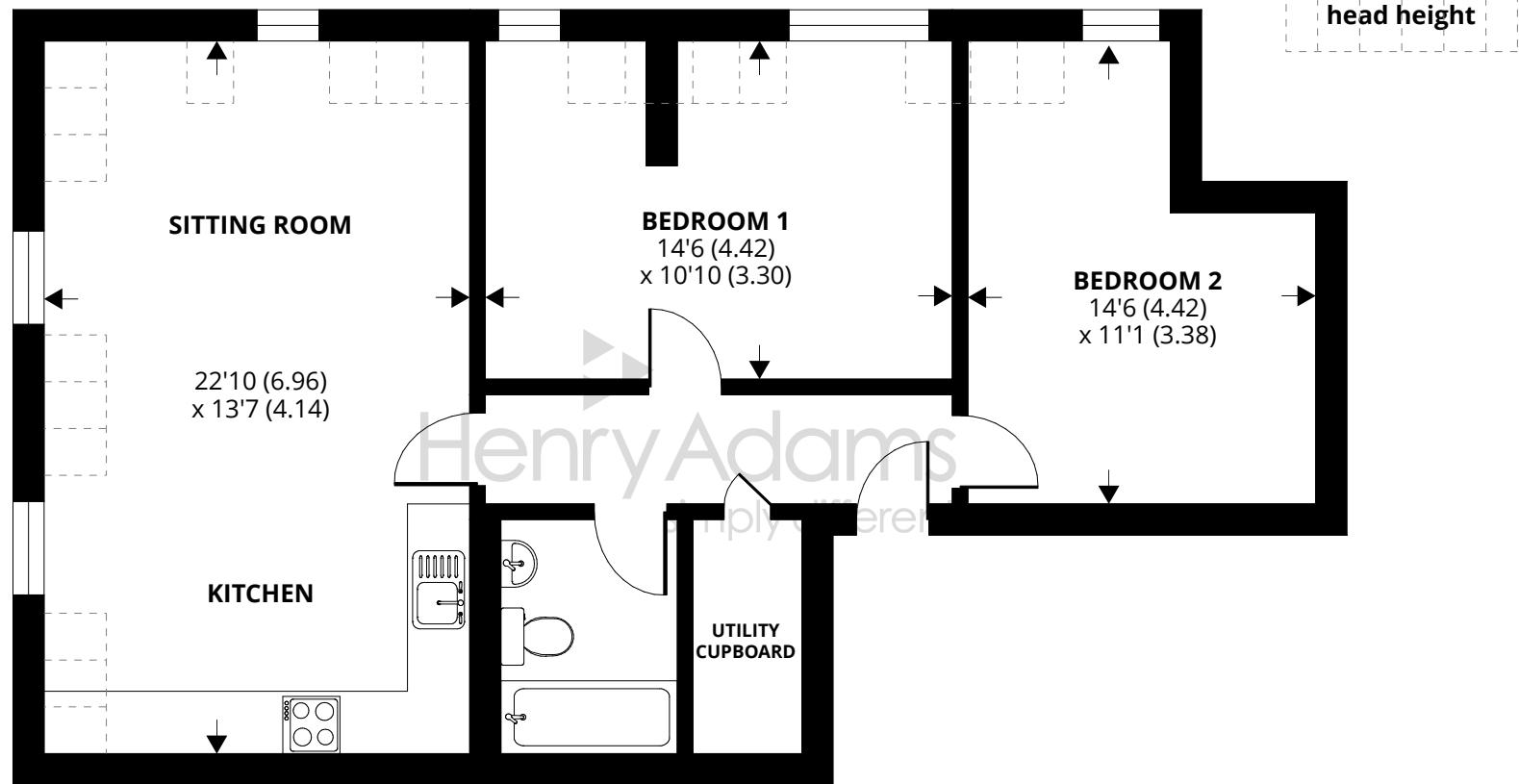
Secure access to the development is available from both the front and rear and a lift service is available to all floors. Secure covered bike storage is also offered within the development.

Leasehold with the balance of a 999 year lease.

Service charge - currently £1,900 per annum.

Chichester District Council - 24/25 Tax Band D £2,225.10





Approximate Area = 710 sq ft / 65.9 sq m

Limited Use Area(s) = 64 sq ft / 5.9 sq m

Total = 774 sq ft / 71.9 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Located at the end of South Street, ideally located for the local amenities, the train and bus station, all within a short walk. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and windsurfing from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

what3words.com/bill.recall.casino

