



Winkworth
for every step...

2  1  2  EPC = C

FLAT 26 MONTAGU PARK, HIGHCLIFFE BH23 5LG PRICE £339,950 SHARE OF FREEHOLD

Winkworth

for every step...

An extremely spacious two-bedroom first floor flat, recently refurbished and available with no forward chain.

Flat 26 Montagu Park, Highcliffe BH23 5LG

Price £339,950 **Share of Freehold**

01425 270055

highcliffe@winkworth.co.uk

Situation:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short walk of the property are some of the area's most beautiful sandy beaches and coastline. The village of Highcliffe offers an array of cafes, restaurants, shops and two supermarkets with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

Description:

A recently refurbished first floor apartment located in stunning Montagu Park within level walking distance of both Highcliffe High Street and the cliff top.

The apartment features two good sized double bedrooms both with fitted wardrobes (including sensor lighting). The principal bedroom benefits from an ensuite shower room, finished to a very high standard.

The living room is a fantastic size and is dual aspect, with a westerly facing Juliette balcony, and a south facing side window.

The kitchen is fitted to three walls with a range of base and wall units housing Samsung appliances, an integrated fridge/freezer, Worcester Bosch combi boiler and breakfast bar.

There is also a family bathroom which is fitted with a modern suite.

Outside there are well maintained communal gardens and a single garage in a nearby block.

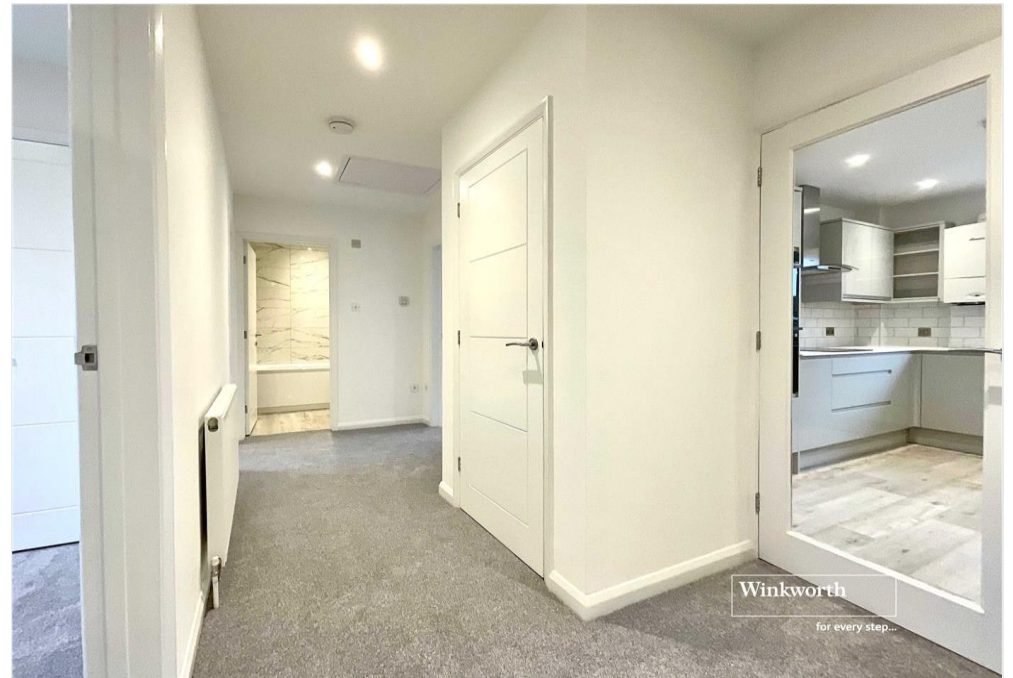
Share Of Freehold - remainder of 999 years remaining.
Service Charge - Approx £1600 p/a

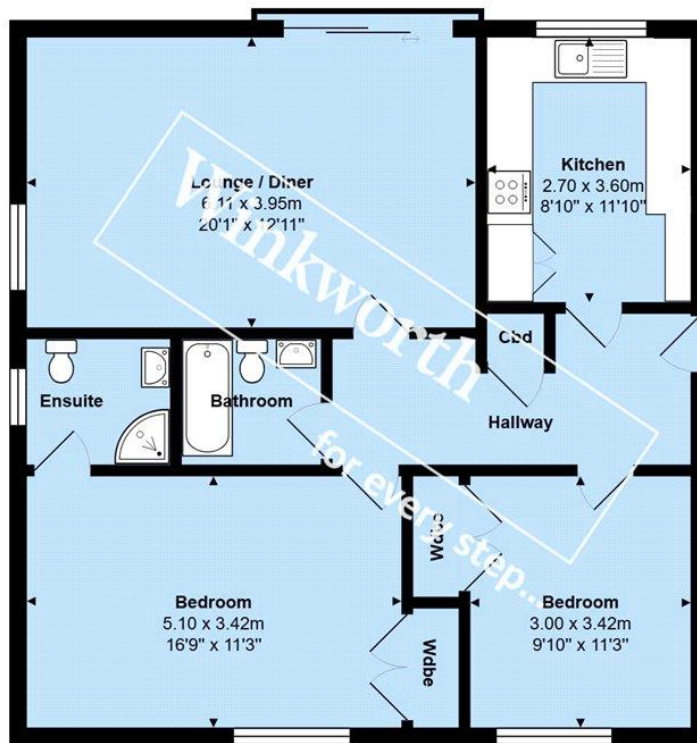
Summary:

- Recently refurbished apartment
- Two double bedrooms
- Fitted kitchen
- Living room with Juliette balcony
- Bathroom and ensuite
- Well maintained communal gardens
- Single garage in nearby block
- BCP Council tax band D
- Share of freehold
- Service charge approx. £1,600 p/a
- Worcester Bosch combi boiler
- New highly efficient radiators & LED spotlights throughout.

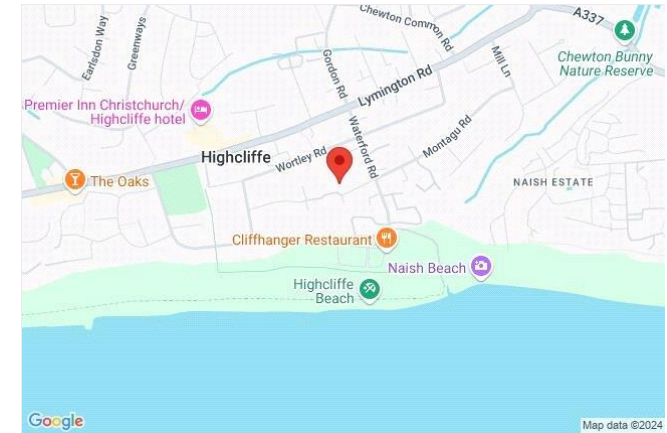
Directions:

From the Highcliffe office turn right and continue the Lymington Road to the traffic lights. Turn right at the traffic lights and continue down Waterford Road, take the second turning on the right onto Waterford Place where the flats can be located.





Total Area: 84.9 m² ... 914 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk

