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FLAT 27 MONTAGU PARK, HIGHCLIFFE BH23 5LG PRICE £300,000 SHARE OF FREEHOLD

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Two bedroom ground floor patio flat close to beach and village shops.

Flat 27 Montagu Park, Highcliffe BH23 5LG
Price £300,000 **Share of Freehold**

01425 270 055
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 a supermarket 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:

An exceedingly bright and spacious ground floor flat with a good sized living room with feature fireplace, opening out onto its own SW facing patio.

The entrance hall has a good size storage / cloaks cupboard, also incorporating an airing cupboard.

The main bathroom has a three-piece suite comprising panel bath with mixer tap and extractor fan.

The principal bedroom has built-in wardrobes, window overlooking gardens and ensuite shower room with pedestal hand wash basin, radiator and window overlooking the gardens.

Bedroom two also has ample fitted wardrobes and a window overlooking the gardens.

The kitchen/breakfast room is a good size with ample room for table and chairs, generous cupboard space and room for appliances.

Service charge: approx. £1,627 pa

Summary:

- Ground floor apartment
- Two bedrooms
- Kitchen/breakfast room
- Living room with doors to patio area
- Bathroom
- Garage
- Share of Freehold
- BCP Council Tax Band D

Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

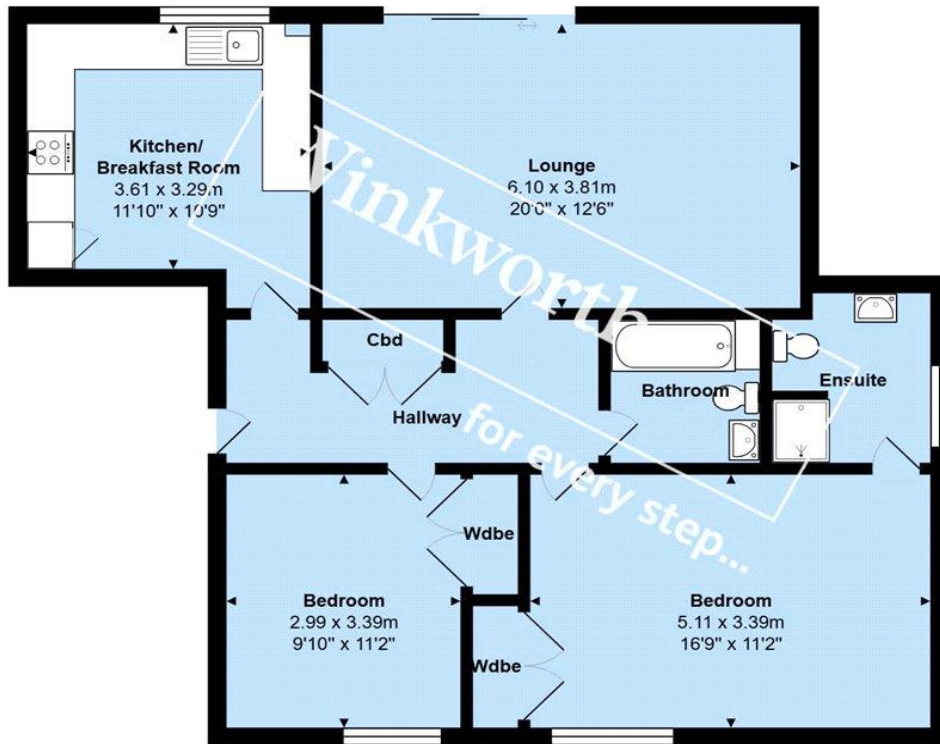
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Superfast available up to 74mbps

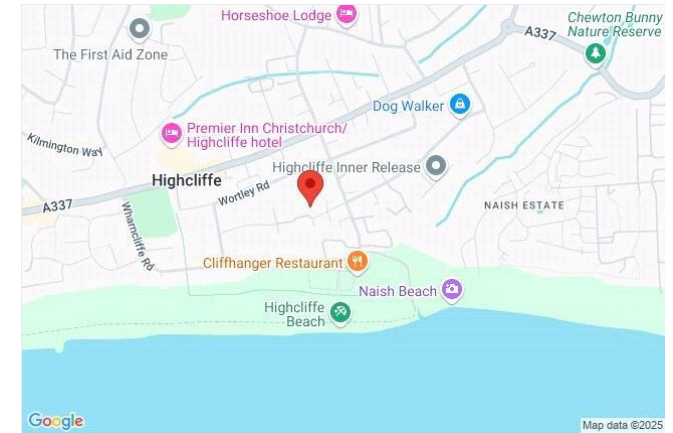
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability





Total Area: 87.2 m² ... 939 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	76
(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

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Highcliffe | 01425 270 055 | highcliffe@winkworth.co.uk



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