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FLAT 21 MONTAGU PARK, HIGHCLIFFE BH23 5LG PRICE £385,000 SHARE OF FREEHOLD

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An extremely spacious refurbished two bedroom ground floor flat.

Flat 21 Montagu Park, Highcliffe BH23 5LG

Price £385,000 **Share of Freehold**

01425 270 055

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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 purpose built ground 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. The principal bedroom benefits from an ensuite shower room, finished to a very high standard.

The living room is a fantastic size and has a stunning electric fireplace as a central feature, along with sliding doors opening onto a southerly facing patio.

The kitchen is fitted to three walls with a range of base and wall units housing Bosch appliances, a Bosch freestanding fridge/freezer and gas fired combi boiler.

There is also a family bathroom which is fitted with a modern suite. Hive boiler controls & smart lighting throughout.

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

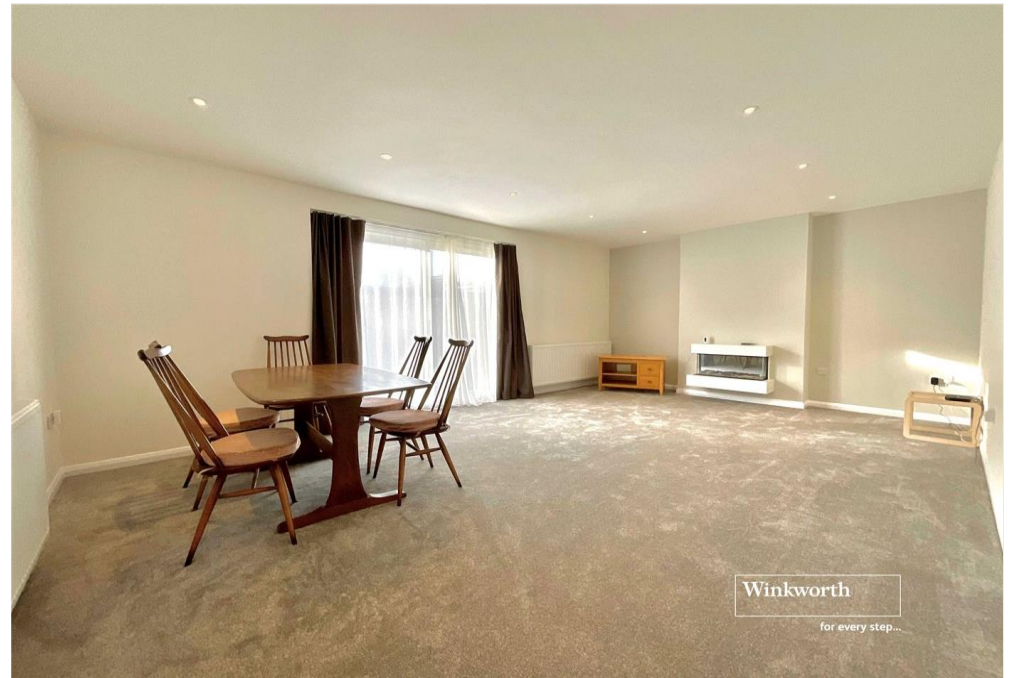
No Forward Chain

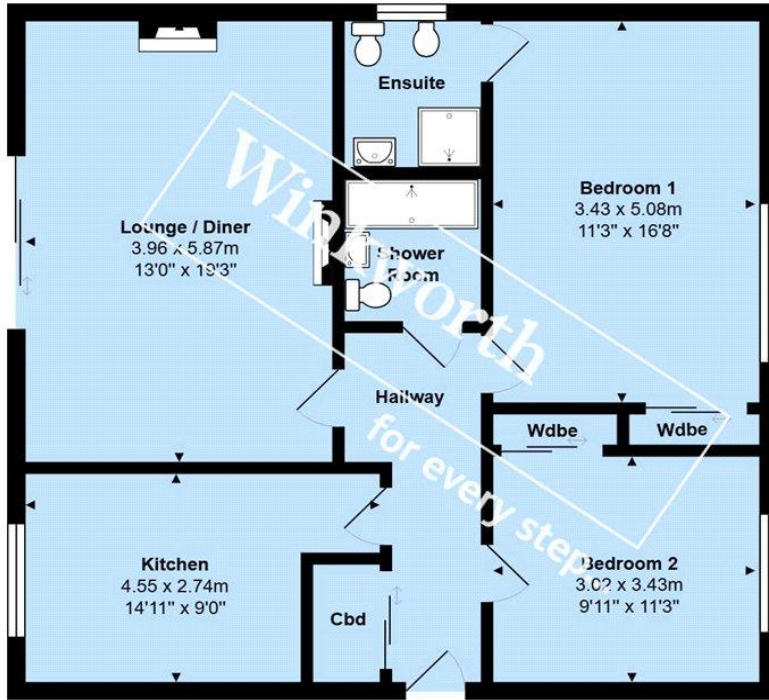
Summary:

- Two double bedrooms
- Fitted kitchen with appliances
- Bathroom and ensuite
- Living room with doors to Southernly facing patio
- Communal gardens
- Single garage in nearby block
- Hive boiler controls & smart lighting throughout
- BCP Council tax band D
- Share of freehold
- Service charge – approx. £1600 p/a
- No Forward Chain

Directions:

From the Highcliffe office turn left and continue on Lymington Road to the traffic lights. At the traffic lights turn left and continue down Waterford Road. Take the second turning right onto Waterford Place where the Montagu Park flats can be located.





Total Area: 83.1 m² ... 895 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	68	
(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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