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FLAT 28 MONTAGU PARK, HIGHCLIFFE BH23 5LG PRICE £280,000 SHARE OF FREEHOLD

Winkworth

for every step...

An extremely spacious two-bedroom first floor flat in this popular development.

Flat 28 Montagu Park, Highcliffe BH23 5LG

Price £280,000 **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 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 well-presented extremely spacious first floor flat located in the ever-popular Montagu Park development.

Entered by a communal entrance with a staircase leading to the first floor (no lift) where the private entrance door will be found.

The apartment features two good sized double bedrooms both with fitted wardrobes. The principal bedroom benefits from an ensuite shower room.

The living room is a fantastic size and features a Juliet balcony with a south westerly aspect overlooking the communal grounds.

The kitchen is fitted to three walls with a range of base and wall units housing integrated cooking appliances and gas fired combi boiler.

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

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

Share Of Freehold

Service Charge - Approx £1,600 p/a

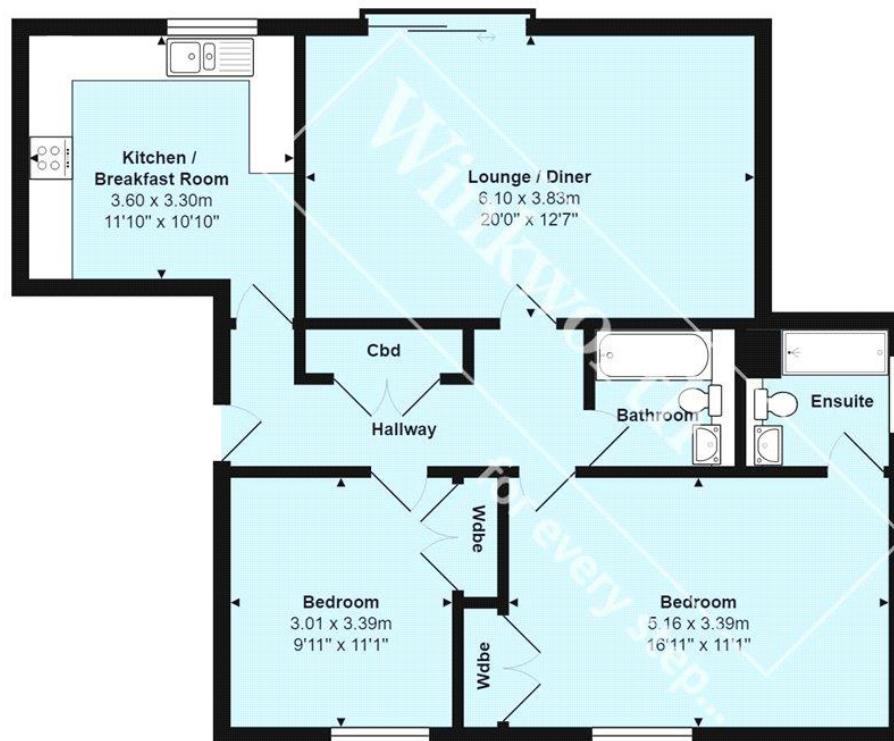
Summary:

- Two double bedrooms
- Living room with Juliet balcony
- Fitted kitchen with integrated appliances
- Bathroom and ensuite
- Communal gardens
- Garage in nearby block
- BCP Council tax band D
- Share of freehold
- Service charge – approx. £1,600 pa

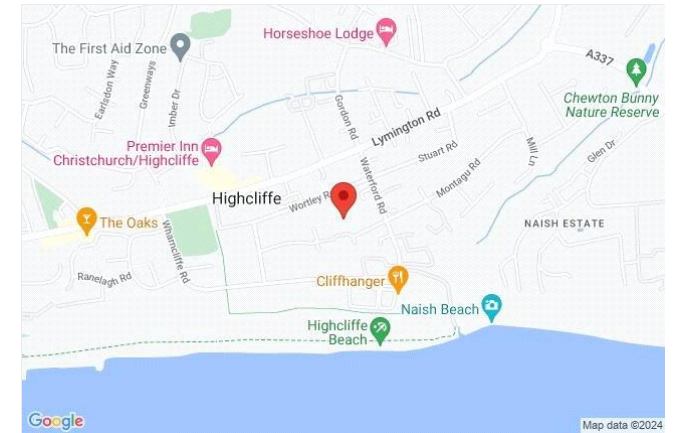
Directions:

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





Total Area: 85.8 m² ... 923 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	73	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	

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