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FLAT 26 MONTAGU PARK, HIGHCLIFFE BH23 5LG PRICE £250,000 SHARE OF FREEHOLD

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An extremely spacious two-bedroom floor flat, now in need of modernisation.

Flat 26 Montagu Park, Highcliffe BH23 5LG

Price £250,000 **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.

Description:

An extremely spacious first floor flat located in the ever popular Montagu Park development. The property is now in need of modernisation but offers fantastic potential to create a beautiful apartment.

Entered by a communal entrance with a staircase leading to the first floor 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 dual aspect 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 coloured suite.

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

Share Of Freehold

Service Charge - TBC

Summary:

- Two double bedrooms
- Living room with Juliet balcony
- Fitted kitchen
- Two bathrooms
- Garage in block
- Communal gardens
- Council tax band D
- No forward chain

Directions:

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



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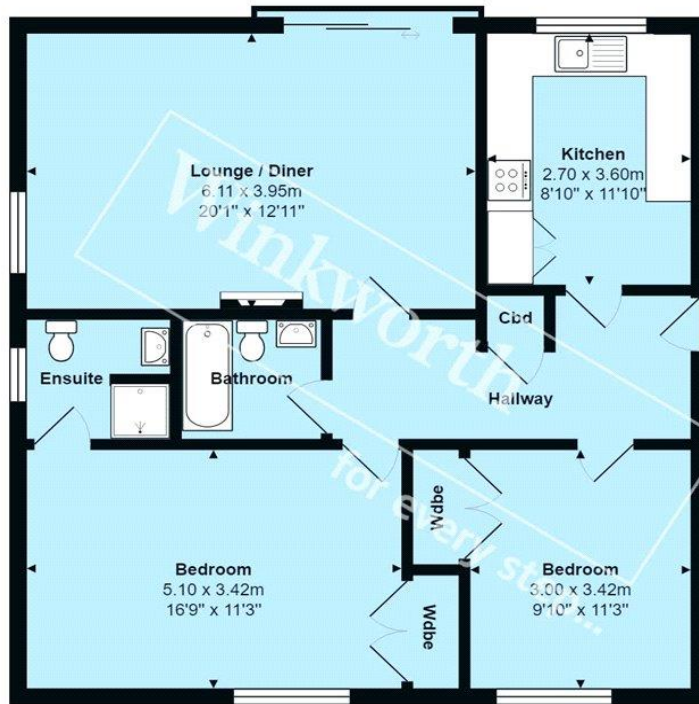
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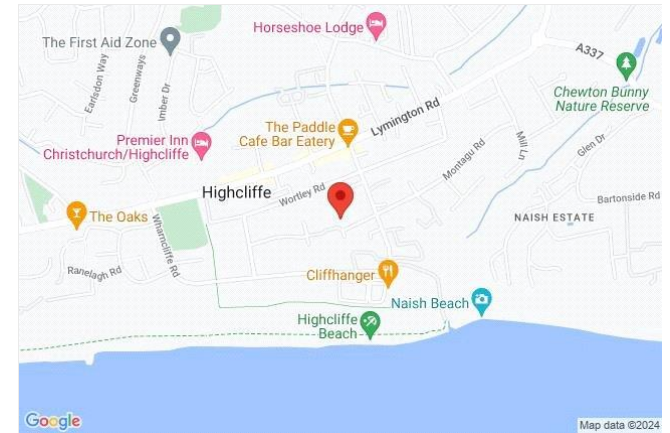
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Total Area: 84.9 m² ... 914 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	77
(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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