



2  1  2  EPC = C

42 MONTAGU PARK, HIGHCLIFFE BH23 5LG PRICE £270,000 SHARE OF FREEHOLD

Winkworth

for every step...

Situated in a sought-after development within a short level walk of sea front and shops.

42 Montagu Park, Highcliffe BH23 5LG
Price £270,000 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:

An extremely well presented first floor apartment (no lift) offering two double bedrooms and two bathrooms.

Montagu Park is a beautiful garden development with attractive well-maintained grounds and ample visitors parking throughout the development.

The apartment has been modernised throughout and now offers exceedingly bright modern accommodation.

The kitchen has been beautifully fitted with wall base units, topped with stonework surfaces. Integrated cooking appliances include single oven and electric hob and space and plumbing for freeze freezer and washing machine.

The spacious lounge/diner offers ample space for living and dining and has an attractive Juliet balcony overlooking the well-tended communal grounds.

There are two double bedrooms with the principal bedroom benefiting for a modern fitted ensuite, there is also a further family bathroom with a large walk in shower.

The property also benefits from several storage cupboards and loft access to provide further storage.

There is a single garage in a nearby block.

Service Charge - £1600 per annum

Summary:

- First floor apartment (no lift)
- Two double bedrooms, one with ensuite
- Fitted kitchen
- Lounge/diner with Juliet balcony
- Family bathroom
- Communal gardens
- Single garage in a block
- BCP Council tax band C
- Lease length - 984 years remaining
- Service Charge £1600 per annum

Useful Information

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

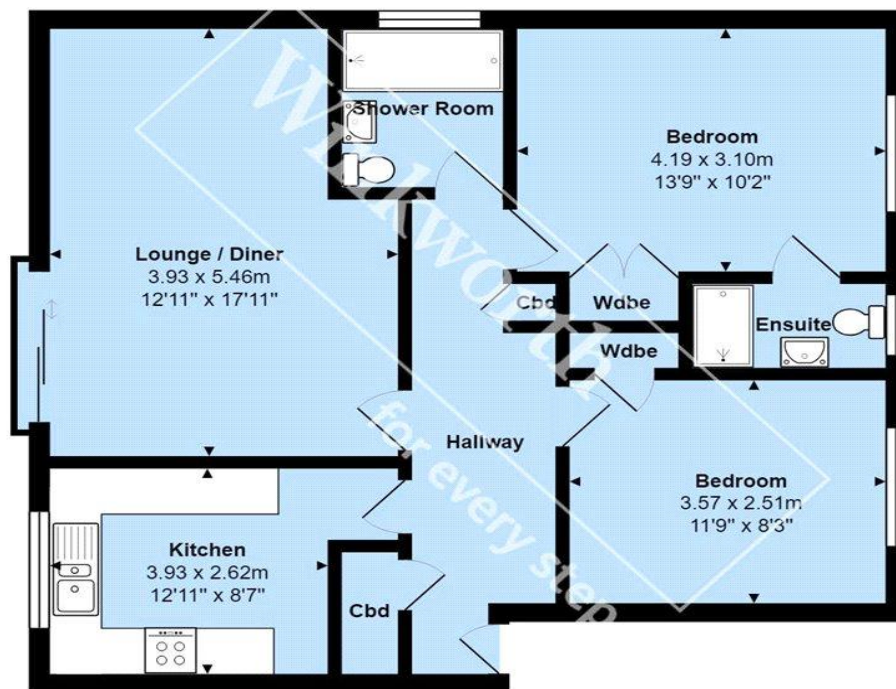
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Superfast available up to 80mbps

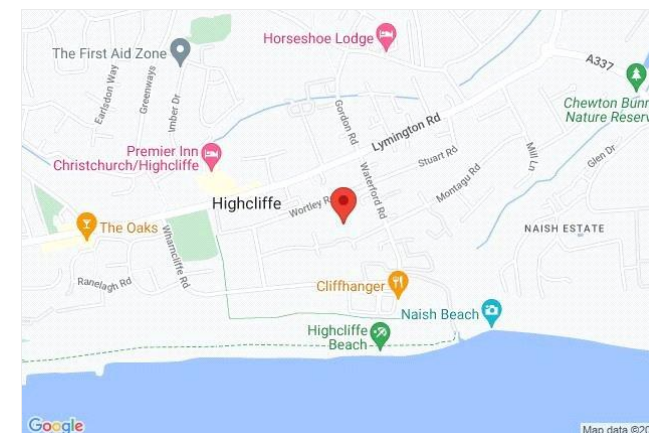
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.


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





Total Area: 73.8 m² ... 795 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	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 	

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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

Winkworth

for every step...