



42 Montagu Park, Highcliffe, BH23 5LG

Offers In Excess Of £240,000 *Share of Freehold*



Situated in this sought after development just a five minute level walk to Highcliffe's sea front and village shops, a spacious two bedroom two bathroom first floor flat (no lift) with attractive south westerly aspect from the reception room.

KEY FEATURES

- 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



Highcliffe

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DESCRIPTION

An extremely well presented first floor apartment 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.

Tenure: Share of Freehold

Term: 982 years remaining

Service Charge: £1684 per annum





LOCATION

The property is situated in a convenient location with the village of Highcliffe 0.2 miles away which offers an array of cafes, restaurants, shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

The beautiful Highcliffe beach and unspoilt coastline is 0.2 miles away, and the New Forest National Park, is 4 miles away offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral train station is 1.6 miles away providing services along the Weymouth to London line.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/HIG240125>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Council Tax Band: C

EPC rating: C

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

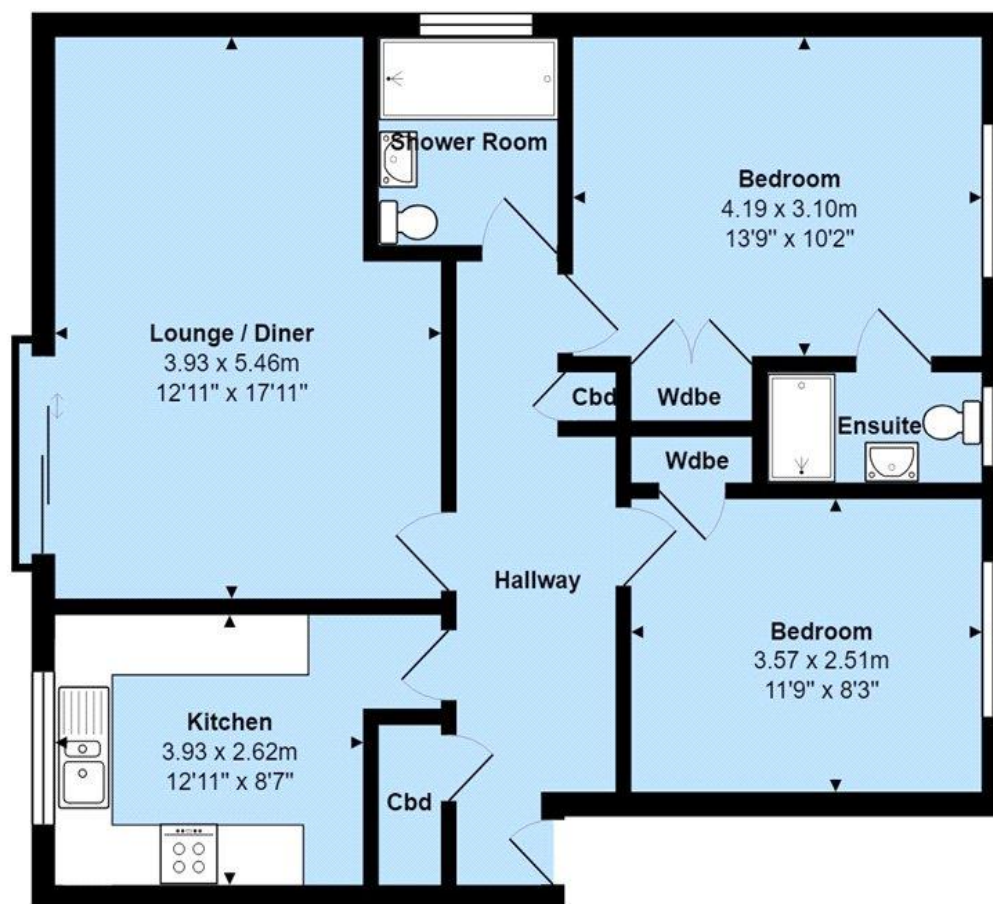
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

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

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		



Total Area: 73.8 m² ... 795 ft²

All measurements are approximate and for display purposes only



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