

Flat 10, Montagu Park, Waterford Gardens, Highcliffe,  
Christchurch, Dorset, BH23 5LH

Asking Price **£299,950**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



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1992

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# Share of freehold with a garage, larger style first floor flat...

VENDOR SUITED WITH VACANT PROPERTY. SHARE OF FREEHOLD WITH A GARAGE, THIS LARGER STYLE FIRST FLOOR APARTMENT HAS TWO DOUBLE BEDROOMS WITH AN EN-SUITE IN THE MASTER. BRIGHT AND AIRY WITH WESTERLY ASPECT, AND A NEARBY GARAGE. SET IN ONE OF HIGHCLIFFE'S MOST SOUGHT AFTER DEVELOPMENTS.

Positioned on the edge of the development, just a short distance from the allocated garage and casual parking.

Well maintained communal entrance with stairs to the first floor.

Spacious entrance hall with a large cupboard that acts as both storage and provides space for a tumble dryer.

The kitchen comprises a range of eye and base level units with cupboards and drawers. Integrated dishwasher, washing machine and fridge freezer. Double eye level oven and a gas hob. Wall mounted gas combi boiler.

Spacious sitting room with ample space for a dining tables, sofas and living room furniture. Sliding doors with a Juliette balcony and a pleasant elevated westerly aspect providing lovely afternoon and evening sun.

Two double bedrooms, both with built in wardrobes. The master is especially spacious, and has a tiled en-suite comprising a shower cubicle, a wash hand basin and a WC, and has a heated towel rail.

The bathroom is fully tiled with a heated towel rail, and comprises a bath, WC and wash hand basin.

## Outside

The building is set in well maintained communal gardens and grounds, laid mainly to lawn and interspersed with pathways, mature shrub beds and trees.

A single garage is conveyed with the property and situated in a block within the grounds. In addition, the development incorporates casual and visitors parking.

## Tenure and Maintenance

We understand the property owns a share in the freehold therefore no ground rent is payable.

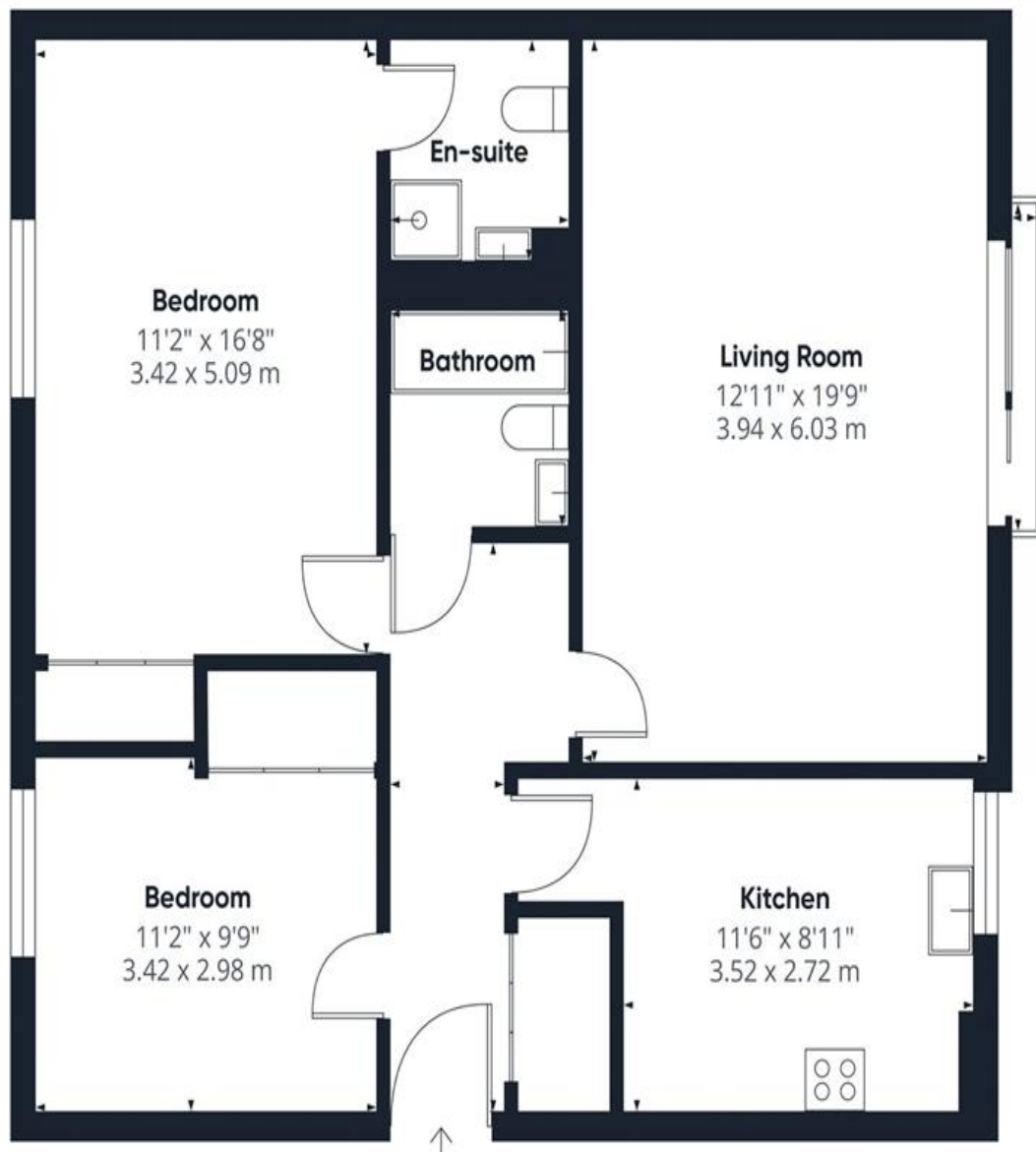
We understand an annual maintenance charge is payable which amounts to approximately £1,684 and is paid half yearly.

Council tax band D.



## KEY POINTS

- Larger style apartment on sought after development
- Short walk to High street and the beach
- Two double bedrooms both with built in wardrobes
- En-suite to master bedroom
- Pleasant westerly outlook from the sitting room
- Nearby garage and casual parking



**Approximate total area<sup>(1)</sup>**

846 ft<sup>2</sup>

78.7 m<sup>2</sup>

**Balconies and terraces**

11 ft<sup>2</sup>

1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

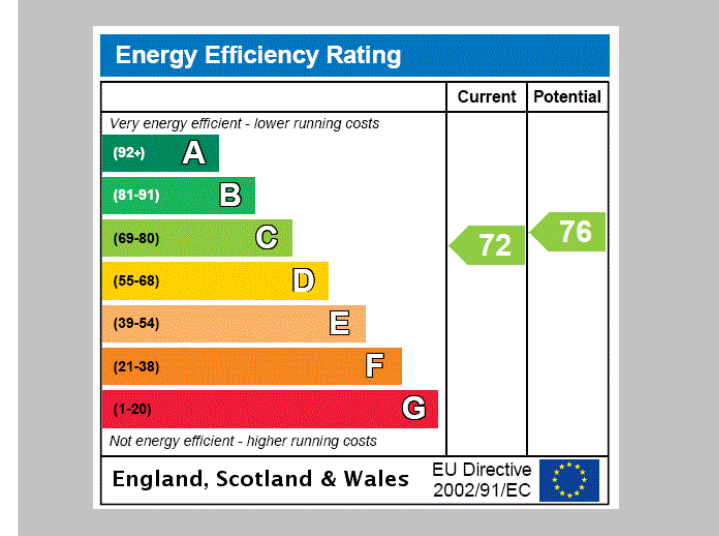
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