

Flat 42 Montagu Park, Waterford Place,
Highcliffe, Christchurch, Dorset, BH23 5LG

Asking Price **£269,950**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

'No chain... Sought after development close to High Street...'

NO CHAIN. LOCATED ON A SOUGHT AFTER DEVELOPMENT, A SHORT DISTANCE FROM THE BEACH, SHOPS AND BUS ROUTES, IS A MODERNISED, BRIGHT AND AIRY FIRST FLOOR APARTMENT WITH A WESTERLY ASPECT OVERLOOKING THE PLEASANT COMMUNAL GARDENS. EN-SUITE TO MASTER, SHARE OF FREEHOLD AND A GARAGE.

Well maintained communal entrance with stairs to the first floor and a private door to the apartment.

Spacious entrance hall with a two storage cupboards. Access to the loft, and doors to accommodation.

Two double bedrooms, both have fitted wardrobes. the master has a tiled, modern en-suite comprising a shower cubicle, wash hand basin and WC, and has a heated towel rail and a window.

The main bathroom is fully tiled with a heated towel rail and a window, comprises a full width shower with fixed glass shower screen, and an inset wash hand basin and WC with storage cupboards.

The modern kitchen comprises a range of eye and base level units with cupboards and drawers. Space for a washing machine and fridge freezer.

Integrated oven with hob and a modern combi gas boiler.

The lounge diner has sliding patio doors with a Juliette balcony and a westerly outlook over the communal grounds.

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.

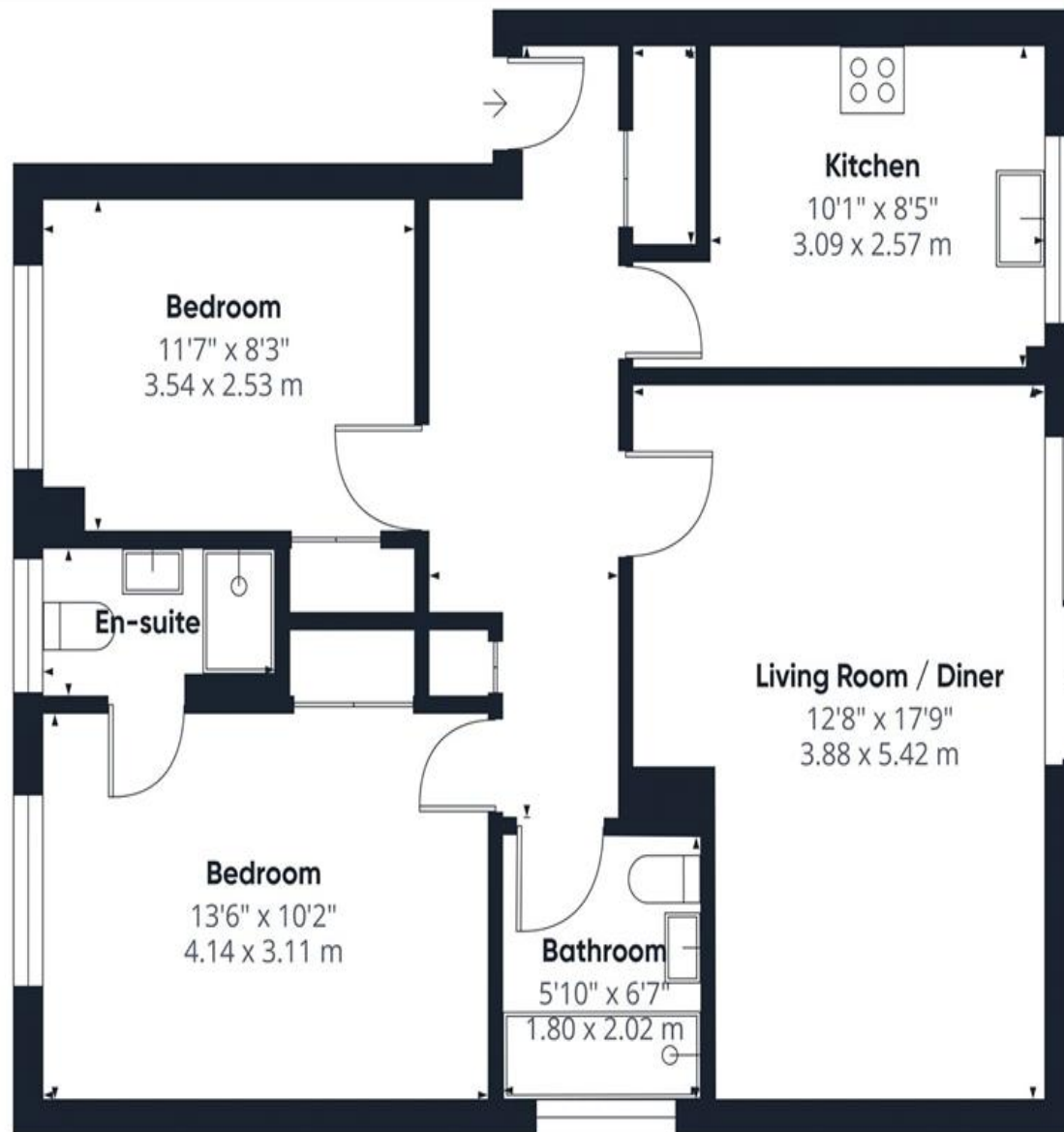
We understand an annual maintenance charge is payable which amounts to approximately £1,684 and is paid half yearly.

Council tax band C.



KEY POINTS

- No chain
- Two bedroom first floor flat
- Two bathrooms including an en-suite to the master bedroom
- Share of freehold
- Allocated garage and additional parking bays
- Short walk to the beach, shops and bus routes
- Well presented throughout, modernised in recent years



Approximate total area⁸
721 ft²
66.9 m²

(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.

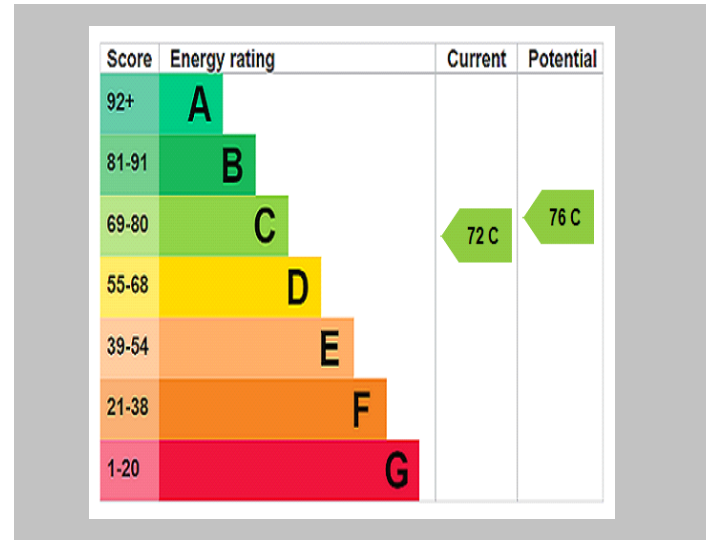
GIRAFFE360



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

THE PROPERTY PROFESSIONALS

Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Highcliffe 356 Lymington Road, Highcliffe, Christchurch, Dorset, BH1
01425 277773 | info@sladeshighcliffe.co.uk
Website www.sladeshomes.co.uk

