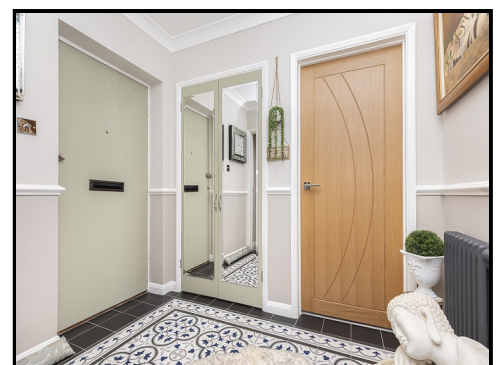




**Montagu Park, Waterford Place, Highcliffe, BH23 5LG**

**£275,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777





## Montagu Park, Waterford Place, Highcliffe, BH23 5LG

**£275,000**

SHARE OF FREEHOLD - A beautifully appointed one double bedroom first floor apartment situated on the ever popular Montagu Park development which is located between the seafront and shopping facilities at Highcliffe. The property offers bright and spacious accommodation throughout and the benefit of a garage in a nearby block.



## COMMUNAL ENTRANCE

Glazed door leads into the entrance hallway with stairs rising to the first floor.

Solid door provides access to the:

## ENTRANCE HALL

A spacious and welcoming entrance to the property comprising beautiful feature ceramic tiled flooring, inset ceiling spotlights, Traditional Cast Iron Style radiator, double opening coats cupboard offering a mixture of hanging space and shelving with mirrored doors, modern Wifi operated Honeywell thermostat, power points and access into the roof space via hatch with pull down loft ladder.

Doors off to all accommodation.

Part glazed door leads into the:

## LIVING ROOM (16' 1" X 12' 6") OR (4.90M X 3.80M)

A bright and airy reception room of generous proportions which benefits from a large UPVC double glazed sliding patio door opening out onto a Juliet balcony which faces South looking out onto the beautifully landscaped communal gardens. Inset ceiling spotlights, double panelled wall mounted radiator, TV aerial point, telephone point and power points.

## KITCHEN (16' 1" X 6' 11") OR (4.90M X 2.10M)

Fitted with a good range of modern base and wall mounted cupboard and drawer units with areas of laminate roll top wood effect work surface in part to three walls, inset composite single bowl sink unit with chrome mixer tap over and drainer unit adjacent, washing/dryer and slimline dishwasher and fridge/freezer. Inset four ring AEG gas hob with wall mounted extractor hood over, integrated NEFF eye level double electric fan oven, part tiled walls, glass feature splash back, vinyl flooring. UPVC double glazed window to the front, Worcester-Bosch combination boiler, inset ceiling spotlights, wall mounted double panelled radiator and power points.

Door to the:

## UTILITY CUPBOARD

Inset ceiling light point, single panel radiator, laminate roll top work surface, slatted shelving and power points.

## BEDROOM (13' 9" X 10' 2") OR (4.20M X 3.10M)

Large UPVC double glazed window to the rear, triple fitted wardrobe with hanging space and shelving, inset ceiling spotlights, wall mounted double panelled radiator, telephone point and power points.

## BATHROOM

Fitted with a modern three piece suite comprising panel enclosed bath with mixer taps and chrome shower attachments over with a glass shower screen, inset wash hand basin with mixer tap over and vanity unit below, low level flush WC. Inset ceiling spotlights, chrome ladder style radiator, extractor fan, fully tiled walls, vinyl flooring.

## OUTSIDE

The property sits in immaculately maintained communal grounds laid mainly to lawn with mature shrub and plant borders and specimen trees on the boundary.

## GARAGE & PARKING

The property benefits from a single garage situated in a nearby block with metal up and over door.

There is also a number of visitors and casual parking bays close to the property.

## LEASEHOLD & MAINTENANCE FEES

We understand the property is offered with the remainder of a 999 year lease (Share of the Freehold) Maintenance charges TBC.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed through the Wortley Road public Car Park onto Wortley Road. Turn right here and left into Wharncliffe Gardens taking the next left into Waterford Gardens. At the very end Montagu Park will be found and the block is numbered.

## PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

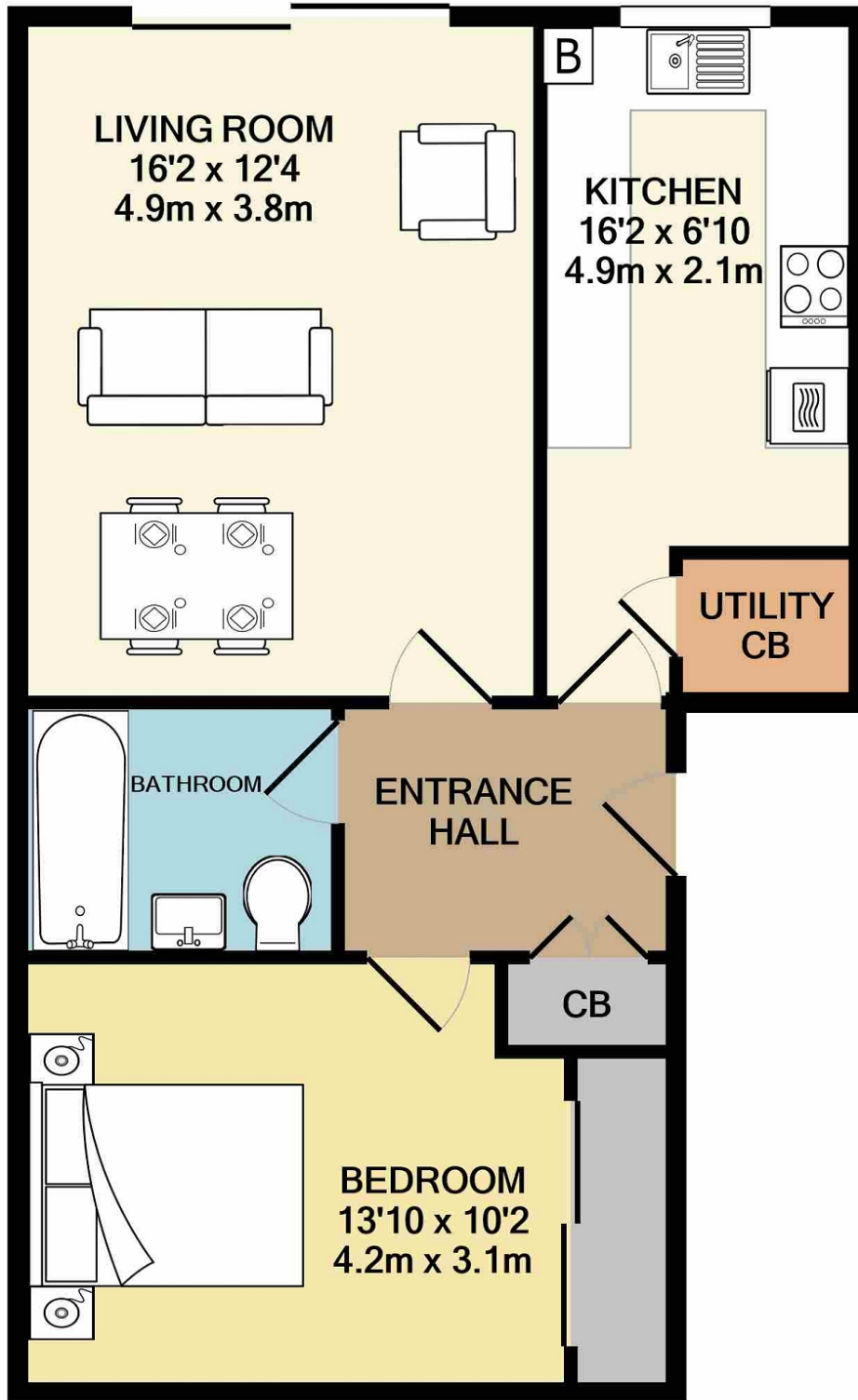
## TENURE

The resale tenure for this property is Share of Freehold

## EPC RATING

The EPC rating for this property is C69





TOTAL APPROX. FLOOR AREA 600 SQ.FT. (55.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.