



**30 Montagu Park Waterford Place, Highcliffe, Dorset. BH23 5LG**

**£290,000**



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







## **30 Montagu Park Waterford Place, Highcliffe, Dorset. BH23 5LG**

**£290,000**

UNEXPECTEDLY RE-AVAILABLE 22ND NOVEMBER - LARGER TWO BED DESIGN - NO CHAIN - A well presented two double bedroom (one en-suite) first floor apartment on the highly sought-after Montagu Park development. The property has been well maintained and enjoys a Westerly facing aspect with a Juliet Balcony off the Living Room. There is a garage in a nearby block and the property benefits a Share of Freehold tenure. No Forward Chain





COMMUNAL ENTRANCE

Glazed door leads into the Communal 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 ceiling light point, panel radiator, two telephone points, coats cupboard, drop down hatch providing access into the roof space and power points.

LIVING/DINING ROOM (20' 0" X 13' 1") OR (6.10M X 4.0M)

A well proportioned reception room lending itself to a large UPVC double glazed sliding door opening onto a Juliet style balcony. Ceiling light point, two wall light points, electric fireplace with wooden feature surround, two double panelled radiators, TV aerial point and power points.

KITCHEN BREAKFAST ROOM (13' 1" X 9' 2") OR (4.0M X 2.80M)

Fitted with a range of modern base and wall mounted cupboards and drawer units with areas of laminate work surface in part to three walls. Inset stainless steel sink with mixer tap over and drainer unit adjacent. Integrated NEFF electric fan assisted double oven and inset NEFF four ring electric hob with filter extractor over. Space for an upright fridge/freezer and space and plumbing for a dishwasher and washing machine. UPVC double glazed window to the front, ceiling light point, panel radiator, part tiled walls, Worcester-Bosch Gas fired combination boiler, tiled flooring and power points.

BEDROOM 1 (16' 9" X 11' 6") OR (5.10M X 3.50M)

A very generous sized main bedroom with UPVC double glazed window to the rear. Ceiling light point, two wall light points, panel radiator, TV aerial point, fitted wardrobes and power points.

EN SUITE

Fitted with a modern matching white suite comprising of low level hidden cistern style flush WC, wall mounted wash hand basin with vanity cupboards below and a large enclosed shower cubicle with chrome shower attachments over. Ceiling light point, chrome ladder style radiator, fully tiled walls, feature mirror with light function and tiled flooring.

BEDROOM 2 (11' 6" X 11' 6") OR (3.50M X 3.50M)

UPVC double glazed window to the rear, two wall light points, panel radiator, fitted wardrobes and power points.

BATHROOM

Fitted with a low level flush WC, pedestal wash hand basin and a panel enclosed bath with hand shower attachment over. Ceiling light point, fully tiled walls, chrome ladder style radiator, extractor fan and tiled 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 are currently in the region of £800 every 1/2 year.

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.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

TENURE

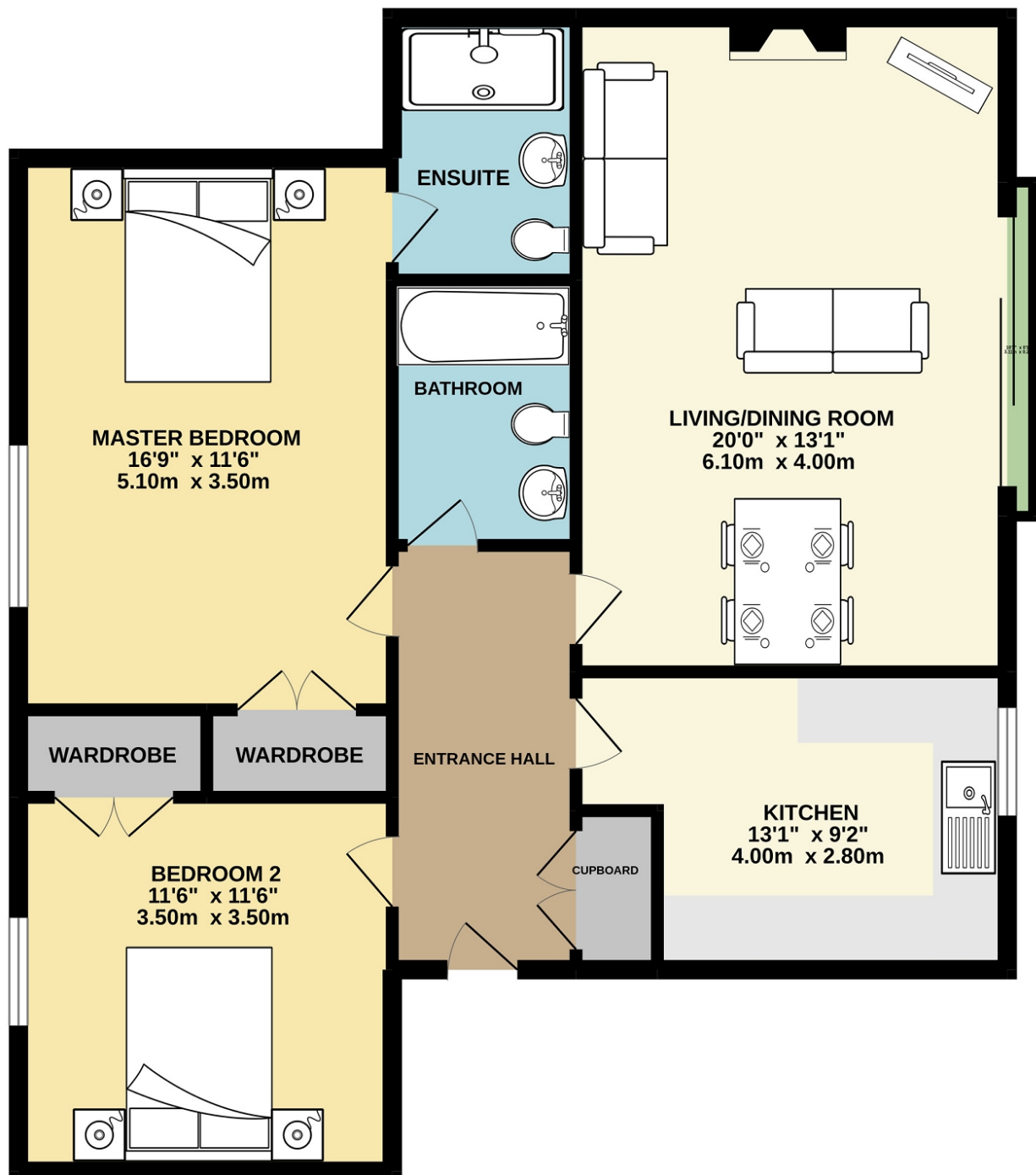
The resale tenure for this property is Share of Freehold

EPC RATING

The EPC rating for this property is D67



FIRST FLOOR  
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2022

**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe, Dorset, BH23 5EY  
01425 277 777  
[highcliffe@rossnicholas.co.uk](mailto:highcliffe@rossnicholas.co.uk)

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.