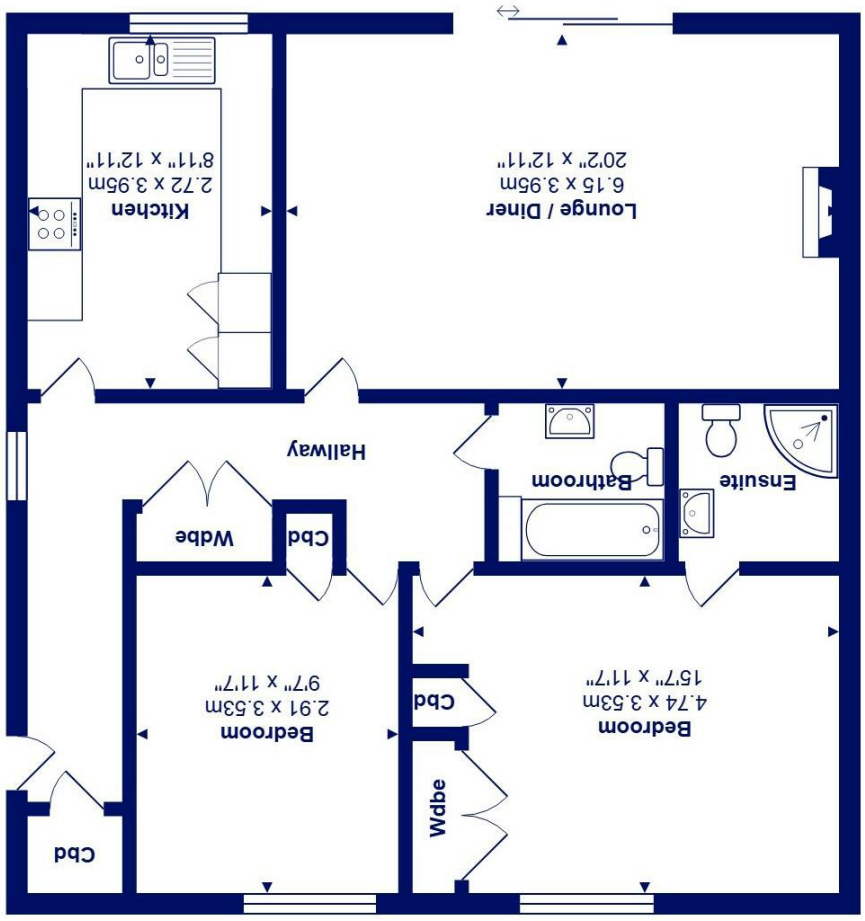

Total Area: 86.2 m² ... 928 ft²

All measurements are approximate and for display purposes only

11 Montagu Park Waterford Place, Highcliffe On *£295,000*

Mitchells

1963 — TODAY

A well positioned, ground floor flat being the largest design on the hugely popular Montagu Park with about 920sq ft of living space and a private west facing patio. Presented in excellent condition with modern fittings and a bright, neutral decor, this lovely flat is offered with no forward chain.

Montagu Park is situated midway between the high street and the cliff top, surrounded by delightful communal gardens and grounds. The residents own a share in the freehold and the development is extremely well run. The shops, bus routes and beach are all within a short stroll making this an ideal retirement proposition.

- Purpose built ground floor flat with spacious rooms and a bright outlook
- Two spacious double bedrooms, both with fitted wardrobes and the main bedroom featuring an en-suite shower room
- West facing sitting/dining room with patio doors leading onto the private patio and communal gardens
- Smartly fitted kitchen with some integrated appliances
- Gas fired central heating, UPVC double glazed windows
- Garage in a nearby block with ample visitors parking
- Service charge £869.50 per half year, 952 lease remaining, shared freehold, managing agents Owens and Porter
- Vacant possession

EPC Rating Band: C
Council Tax Band: D
Leasehold - Share of Freehold
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

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