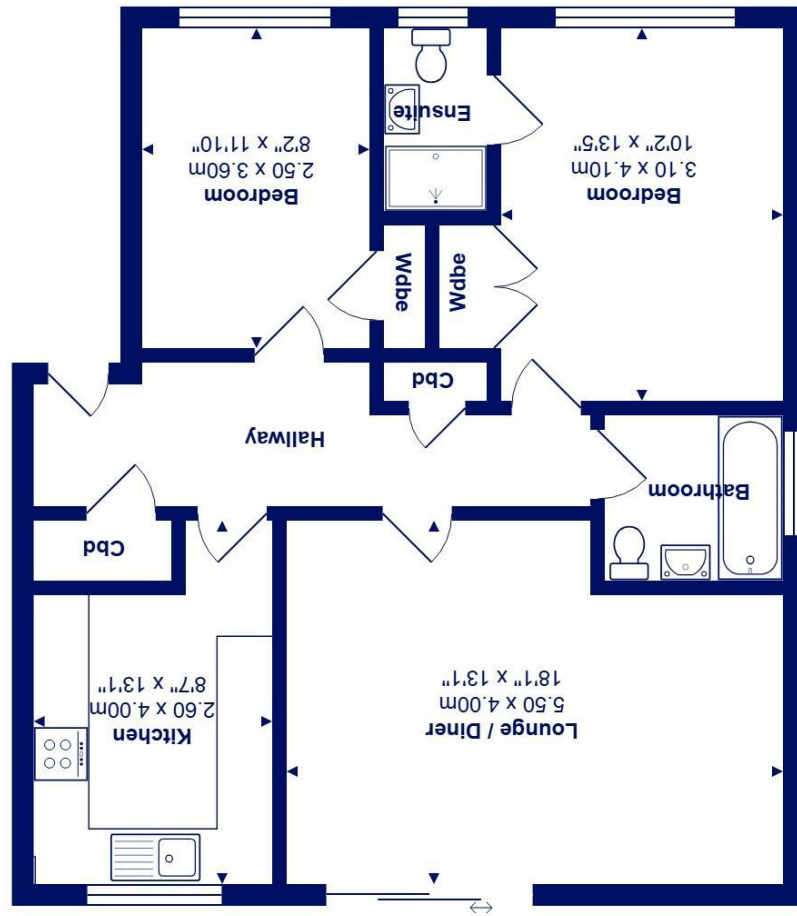


Total Area: 69.9 m² ... 752 ft²
All measurements are approximate and for display purposes only



54 Montagu Park Waterford Place, Highcliffe, BH23 5LG £255,000

Mitchells
1963 — TODAY

A very sensibly priced, purpose built apartment situated on the first floor at Montagu Park. The apartment is spacious, nicely presented and south facing with a modern fitted kitchen and two refitted bath/shower rooms. Situated in this lovely quiet position, midway between the shops and the sea and offered for sale with no forward chain.

Perfectly positioned for retirement/second home living, this bright and airy apartment is immaculate and ready to move into straight away. There is a share in the freehold with the balance of a 999 year lease, a garage and superb communal gardens and grounds. Montagu Park has always been extremely well run and managed with the gardens and communal areas always in first class condition.

- No forward chain
- Short walk to Highcliffe seafront, shops and bus routes
- Purpose built, first floor apartment with Juliette balcony and a sunny southerly aspect
- Two double bedrooms both with fitted wardrobes
- Two modern bath/shower rooms (one en-suite)
- Stylish fitted kitchen, recently fitted Vaillant combi boiler, thermostat & copper piping (Nov 25) with 10 year warranty
- Excellent storage in the hall way plus loft access
- Allocated garage in block
- Shared freehold, balance of 999 year lease from 29th Sept 2009, maintenance charge from 1st Jan' 2026 £661.50, plus £104 towards the sinking fund, plus £104 towards the contingency fund- payable 6 months in advance
- Quick possession available

EPC Rating Band: C
Council Tax Band: C
Leasehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £49 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

