



Illustration for identification purposes only; measurements are approximate, not to scale.

EPC South Coast Surveys
Plan produced using The Mobile Agent.

From Mitchells proceed east along the main Lymington Road towards New Milton, at the traffic lights turn right into Waterford Road, take the second turning on the right into Waterford Place where the access for Montagu Park will be seen on the right hand side.

Mitchells are acting as agents for the Vendor. These particulars are for your guidance only. They are not (1) an offer for a contract (2) representations of fact, nor is their accuracy guaranteed. None of our staff has any authority to give any representation or warranty concerning this property

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47 MONTAGU PARK, WATERFORD PLACE HIGHCLIFFE ON SEA, BH23 5LG



ASKING PRICE £259,000 SHARED FREEHOLD



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Partners: P.A. WOODMAN FNAEA FPCS B.C. JENKINS MNAEA P.J. WOODMAN LLB Z. JENKINS
273 Lymington Road, Highcliffe, Christchurch BH23 5EB
Tel: 01425 272206 Fax: 01425 279689

www.mitchells-estateagents.co.uk

A truly immaculate ground floor apartment on the prestigious Montagu Park development with direct access and delightful views over the well-kept communal grounds and gardens. The accommodation totals approximately 760sqft and has been fully refurbished and presented in excellent decorative order and is situated midway between the high main street shopping centre and the beach. Viewing strongly recommended.



PROPERTY FEATURES

- Luxury ground floor apartment of approx 760sqft
- First class decorative order throughout with stylish fixtures and fittings
- Direct access from the sitting room to a South facing patio and communal gardens
- Two double bedrooms
- Two refitted bath/shower rooms (one en-suite)
- Smart refitted kitchen with integrated appliances
- Fitted wardrobes and plenty of storage cupboards
- Gas fired central heating & upvc double glazed windows
- Parking nearby and a single garage in a block
- Well landscaped communal grounds and gardens the upkeep of which is paid for out of the annual maintenance
- Quiet tucked away position just a short stroll to the shops and beach
- Maintenance charge - £772 p/a
- Sinking fund - £150 p/a
- Contingency fund - £200 p/a
- Shared freehold thus no ground rent payable
- Balance of 999 year lease
- Managing Agents Owens & Porter of Bournemouth
- Council Tax 'C' £1471.32
- Energy Performance Rating 'D'

