

Flat 16, Montagu Park, Waterford  
Gardens, Highcliffe, Christchurch, Dorset,

'OIEO' £350,000



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

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# One of the finest examples of the largest style apartment...

ONE OF THE FINEST EXAMPLES OF THE LARGEST STYLE APARTMENT IN THE POPULAR MONTAGU PARK DEVELOPMENT. LOCATED A SHORT WALKING DISTANCE TO BOTH THE BEACH AND HIGH STREET, THE PROPERTY HAS BEEN UPGRADED TO A HIGH STANDARD, AND IS OFFERED FOR SALE WITH A SHARE IN THE FREEHOLD AND NO ONWARD CHAIN.

Positioned on the edge of the development, just a short distance from the allocated garage and casual parking.

Well maintained communal entrance with stairs to the first floor and a private door to the apartment.

Spacious entrance hall with a very useful double cupboard that acts as both storage and provides space for a tumble dryer.

The superbly appointed kitchen, finished to a very high standard with modern, stylish fittings, comprises eye and base level units with Quartz worktops and a breakfast bar. Generous amount of storage with cupboards, drawers, shelves, and display cabinets. Integrated oven and microwave, induction hob with extractor, fridge freezer, dishwasher and washing machine. Pleasant outlook from the window with sea glimpses. A cupboard houses the gas combi boiler.

Spacious lounge diner with ample space for a dining table and chairs, sofas and living room furniture. Sliding doors with a Juliette balcony and a direct view of The Needles.

Two double bedrooms, both built in wardrobes. The

master is especially spacious and has lots of space for a super king size bed, side tables and further bedroom furniture. There is a modern en-suite shower room to the master comprising a shower cubicle, wash hand basin and a WC both set into the vanity unit, tiled walls, and a heated towel rail.

The main bathroom comprises a similar modern suite, with a bath and shower over.

## Outside

The building is set in well maintained communal gardens and grounds, laid mainly to lawn, and interspersed with pathways, mature shrub beds and trees.

A single garage is conveyed with the property and situated in a block within the grounds. In addition, the development incorporates casual and visitors parking.

## Tenure and Maintenance

We understand the property owns a share in the freehold therefore no ground rent is payable.

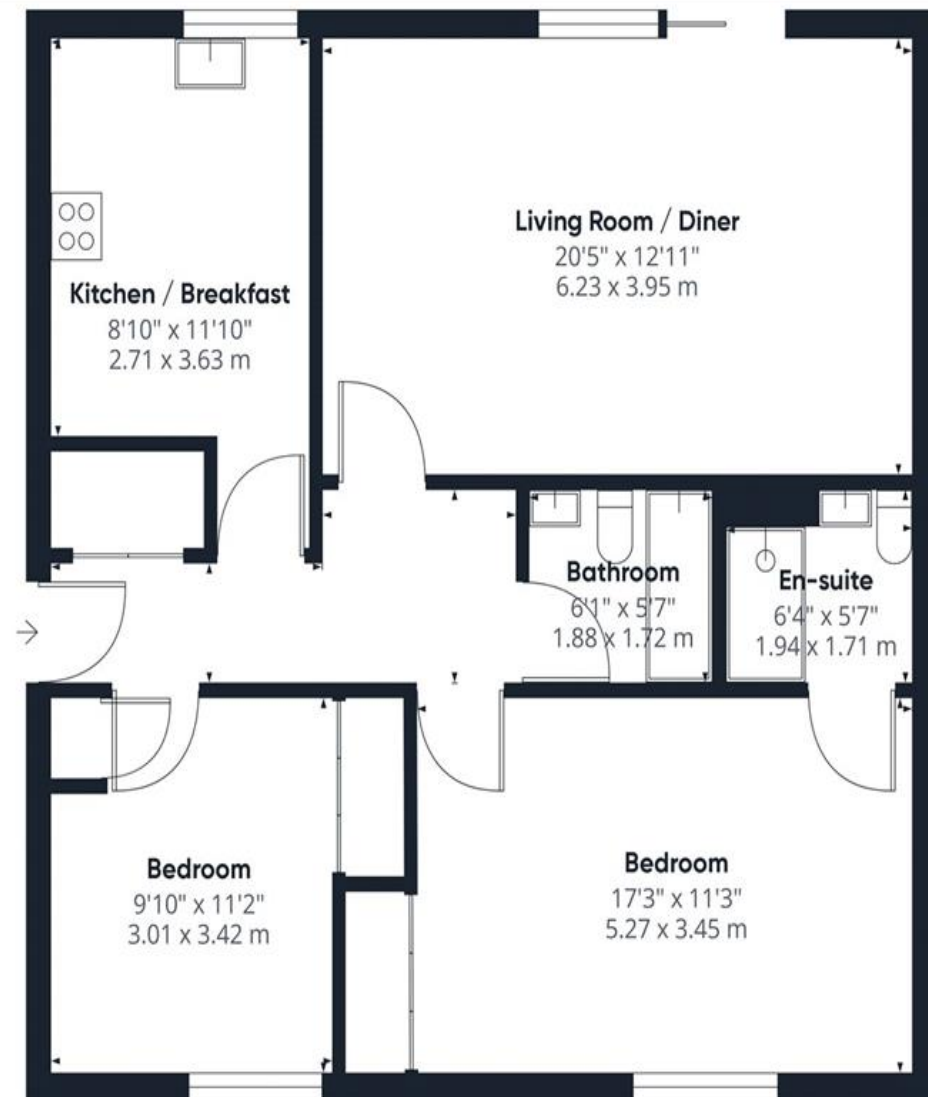
We understand an annual maintenance charge is payable which amounts to approximately £1500 and is paid half yearly.

Council tax band D.



## KEY POINTS

- A beautifully presented first floor apartment
- The largest style of apartment in Montagu Park
- Direct view of The Needles
- Tastefully updated
- En-suite to master bedroom
- No onward chain



Approximate total area<sup>1</sup>

880.11 ft<sup>2</sup>  
81.77 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

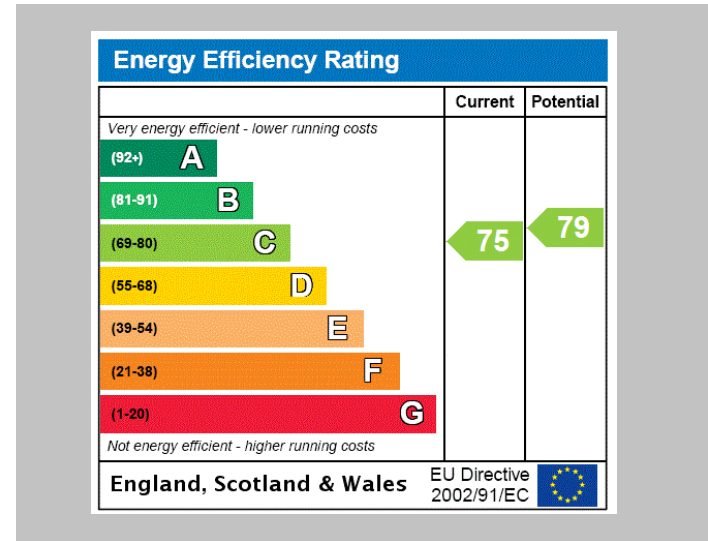


**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



# THE PROPERTY PROFESSIONALS

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