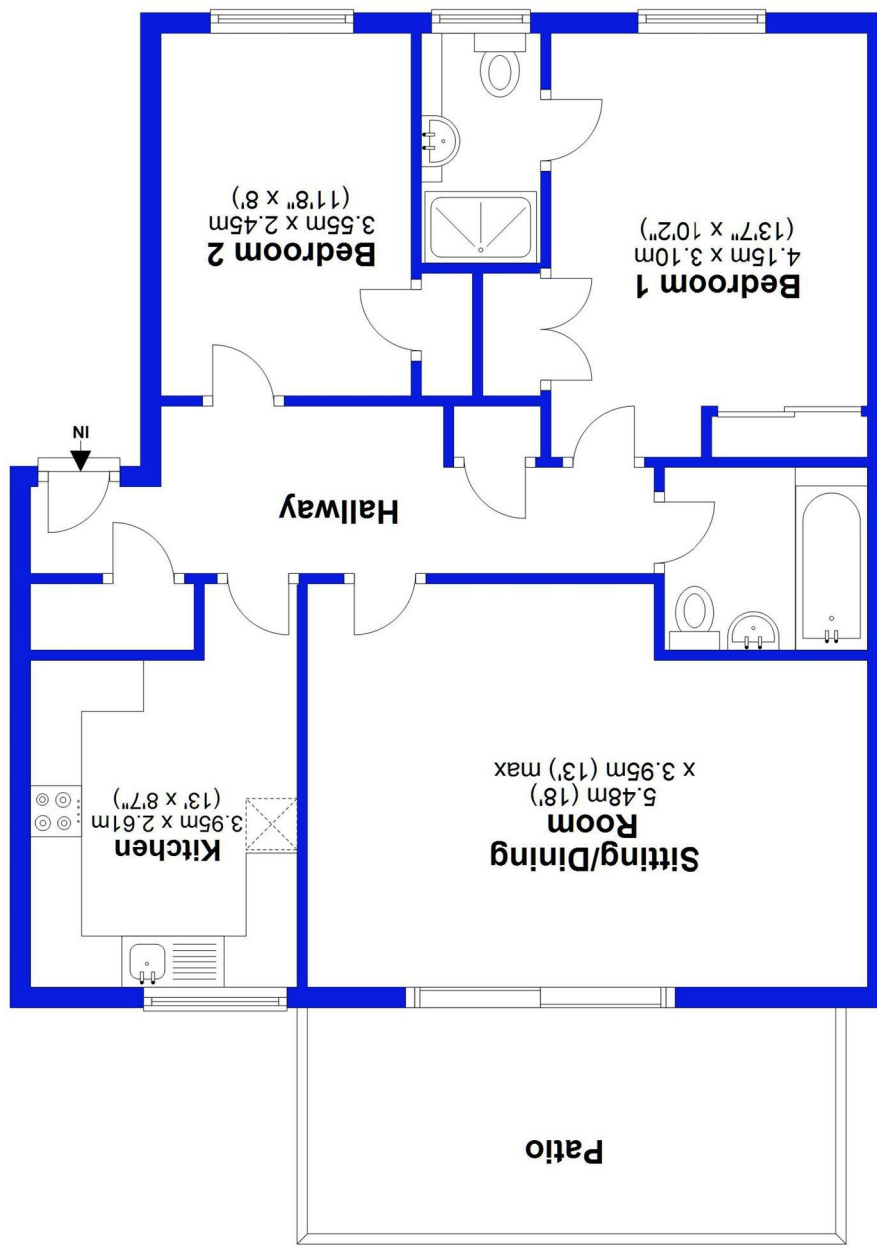


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest  
Plan produced using PlanUp.



**Ground Floor**  
Approx. 71.1 sq. metres (764.8 sq. feet)



*53 Montagu Park, Waterford Place, Highcliffe, BH23 5LG*

*£299,950*

**Mitchells**  
1963 — TODAY

Arguably the best position on this highly acclaimed development- a superb GROUND FLOOR APARTMENT with DIRECT ACCESS TO SOUTH FACING GARDENS, approx. 765 sqft of accommodation and in first class condition throughout.

Offered with a SHARE IN THE FREEHOLD this lovely apartment has the most beautiful outlook and is just a short stroll to the shops and the beach.

- Purpose built ground floor apartment
- Excellent condition with modern fittings throughout
- Two double bedrooms both with fitted wardrobes
- South facing sitting/dining room with patio doors onto the gardens
- Gas fired central heating and UPVC double glazing
- Garage adjoining the apartment with LIGHT AND POWER, casual parking
- Shared freehold, balance of 999 year lease, service charge £780 per half year
- Wonderful quiet position- an excellent proposition

EPC Rating Band: D  
Council Tax Band: C  
Share of Freehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 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

