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FLAT 24 HIGH PINES, ST. GEORGES CLOSE, HIGHCLIFFE, BH23 4LN PRICE £235,000 LEASEHOLD

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# A well-presented two bedroom ground floor flat with a private balcony.

Flat 24 High Pines, Highcliffe, BH23 4LN  
Price **£235,000 Leasehold**

**01425 270055**  
highcliffe@winkworth.co.uk

## Situation:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short walk of the property are some of the area's most beautiful sandy beaches and coastline. The village of Highcliffe offers an array of cafes, restaurants, shops and a supermarket with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

## Description:

A well-presented two bedroom ground floor apartment with patio doors opening onto a westerly facing balcony, enjoying a delightful, wooded outlook.

Features of the property include: two double bedrooms, lounge/diner, shower room, separate WC and UPVC double glazing, garage in block.

Entrance hall opens into a good size lounge/diner, with ample space for living and dining, patio doors opening to the private balcony.

The kitchen is well fitted with a range of wall and base units, ample worksurface space. There are integrated cooking appliances, with space and plumbing for fridge/freezer and washing machine.

The principal bedroom is a good size and benefiting from fitted cupboards.

Bedroom two is also a good size double, again with fitted cupboards.

The family shower room has a large shower, w/c and wash hand basin, also a large airing cupboard. There is also a further cloakroom.

Outside are the communal gardens which are beautifully maintained with lawn and attractive planting.

There is also a single garage in a nearby block.

Leasehold Information -

Current Service Charges - TBC  
Ground Rent - £150 P/A  
Lease - 136 years remaining (Expires 2160)

## Summary:

- Ground floor apartment
- Two double bedrooms
- Bathroom
- Fitted kitchen
- Lounge/diner with doors to balcony
- Off street parking
- Garage in a block
- BPC Council tax band C

## Leasehold Information:

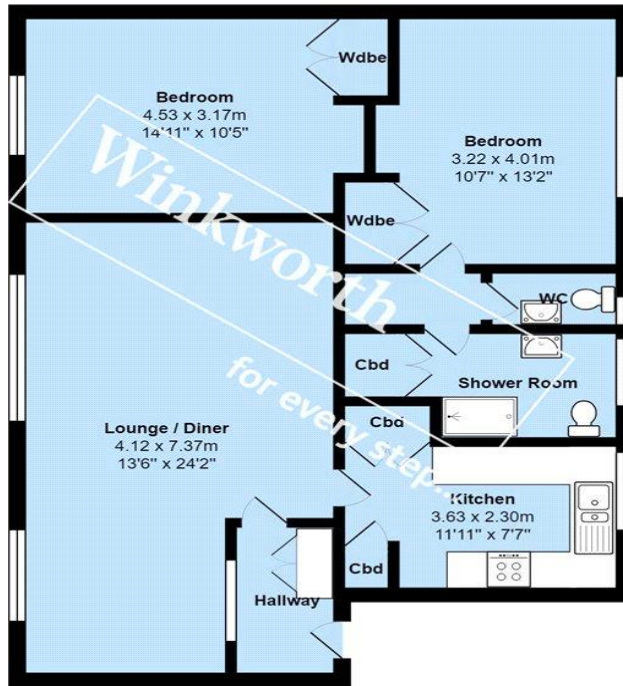
- Current Service Charges - TBC
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## Directions:

From the Highcliffe office turn left and continue on the Lymington Road. Take the seventh turning right onto St Georges Close and follow the road round to the left where the property can be located.







Total Area: 79.4 m<sup>2</sup> ... 855 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk



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