



Winkworth

for every step...

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FLAT 3, BALLINGER COURT, 28 OAKLEIGH WAY, HIGHCLIFFE BH23 5DQ OFFERS OVER £275,000 SHARE OF FREEHOLD

Winkworth

for every step...

# Delightful three bedroom first floor flat in this well maintained purpose built block very well situated south of the Lymington road in Highcliffe village within a short walk of the high street, local beaches and castle.

Flat 3, Ballinger Court, 28 Oakleigh Way, Highcliffe BH23 5DQ

Offers over £275,000

Tenure: Share of freehold

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## 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 two supermarkets 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:

First floor flat:

This flat is in a superb location in Highcliffe, south of Lymington Rd, very convenient for Highcliffe village, local beaches and the castle. Situated on the first floor with a delightful aspect over the garden and surrounding area.

Entrance hall with security entry phone system.

Bedroom one with window overlooking the garden. Space for wardrobe.

Bedroom two with window to the front aspect and built-in wardrobe.

Bedroom three/study with desk area, front aspect window and bespoke fitted unit.

Bathroom which is well fitted with a modern suite including walk-in shower, bath, wash hand basin and WC. Window to front aspect.

Kitchen with built in appliances including: electric oven, hob and extractor, slimline dishwasher, fridge / freezer and space for a washing machine. Range of base and eye level units and drawers. Cupboard housing gas boiler. Front aspect window and door to lounge/dining room.

Lounge/dining room with feature fireplace including "living flame" gas fire, rear aspect windows.

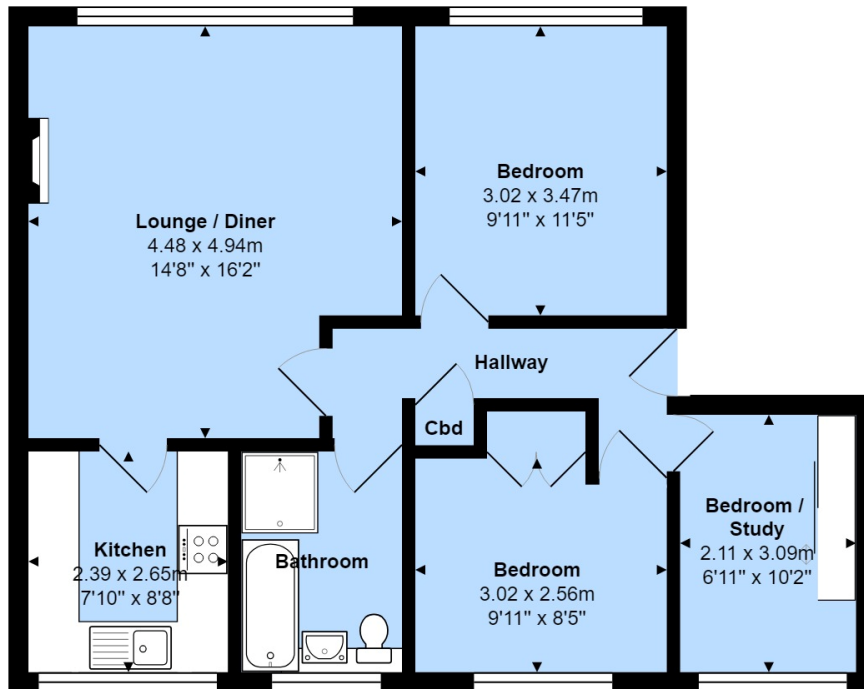
Communal gardens with dedicated patio area for each flat to use.

Garage in nearby block with up and over door. Parking space in front of the garage.

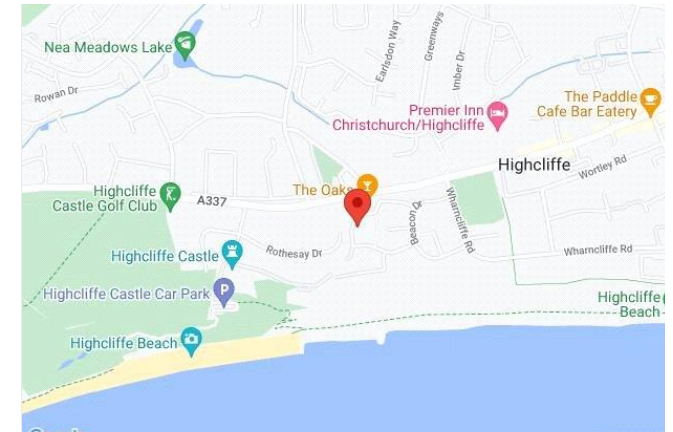
## Summary:

- Well presented first floor flat in purpose built block
- Three bedrooms
- Lounge/dining room
- Kitchen
- Shower room
- Garage in block
- Communal garden with patio area
- Very well situated close to the high street, local beaches & castle
- Share of freehold.
- Service charge is approx. £1600 per annum.
- Managed by Owens & Porter.
- BCP Council Tax - band "D"





Total Area: 66.3 m<sup>2</sup> ... 714 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>		76
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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