



Winkworth
for every step...

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FLAT 6 WINDSOR COURT, HIGHCLIFFE, BH23 5HY PRICE: OFFERS IN EXCESS OF £250,000 LEASEHOLD

Winkworth

for every step...

A bright, modern and very well presented two bedroom first floor flat.

Flat 6 Windsor Court, Highcliffe BH23 5HY

Price: Offers in excess of £250,000 **Leasehold**

01425 270 055

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 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.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas

Description:

A bright, modern and very well presented two-bedroom first floor flat (no lift) in this superb location, equidistant Highcliffe beach and village.

Spacious entrance hall with generous range of storage cupboards, one large enough to be a study.

Good sized living room with large picture window enjoying an attractive outlook with views of the sea and the Needles between the buildings in front.

Kitchen/breakfast room is well fitted with a range of wall and base units and a breakfast bar. There is space and plumbing for all kitchen white goods.

There are two bedrooms both with fitted cupboards, the principal bedroom is a good size double bedroom.

The shower room has been recently updated with a modern suite with a large walk-in shower.

Garage in block with visitors parking space.

Lease length - 141 years remaining

Service Charge - approx. £1,110 PA

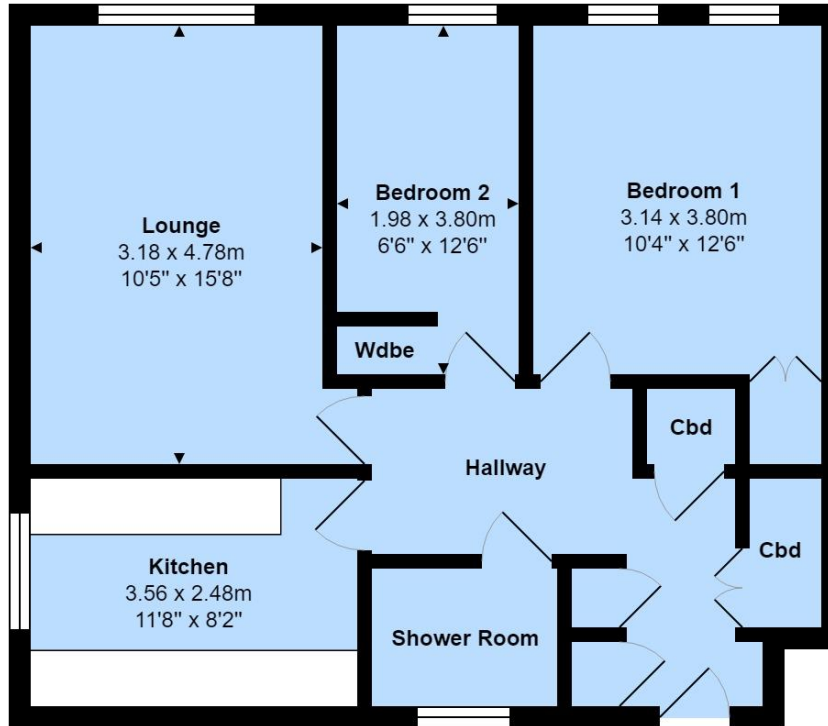
Summary:

- Two bedrooms
- Fitted kitchen/breakfast room
- Reception room with views of the sea and The Needles (between the buildings in front)
- Shower room with walk-in shower
- Garage in a block
- Visitors parking space.
- BCP Council tax band C

Directions:

From the Highcliffe office turn right and continue on the Lymington Road to the traffic lights. Turn right at the traffic lights and continue down Waterford Road and take the second turning right onto Waterford Place where the property can be found.





Total Area: 60.7 m² ... 653 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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