



Winkworth
for every step...

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FLAT 3 MERTON COURT, HIGHCLIFFE BH23 5JP PRICE £275,000 SHARE OF FREEHOLD

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for every step...

Two bed flat with balcony in fantastic location near beach & village.

Flat 3 Merton Court, Highcliffe BH23 5JP

Price £275,000 **Share of Freehold**

01425 270055

highcliffe@winkworth.co.uk

Location:

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 Tesco supermarket, with more extensive facilities slightly further 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:

The communal entrance hall is well presented, and the flat is very close to Highcliffe's beautiful beach and features a living room with lovely sea views from both living room and balcony.

The fitted kitchen comes with an integrated gas hob and electric oven and there is space for further appliances (eg washing machine and slimline dishwasher). A useful larder cupboard houses the Bosch Worcester gas boiler.

There are two double bedrooms and a shower room featuring a good sized shower cubicle, wash hand basin, WC, heated towel rail and a linen / towels cupboard.

There is a single garage in a nearby block.

There are well maintained communal grounds to the front of the property, with stunning sea views.

Service charges - c. £1,300 pa

Share of Freehold

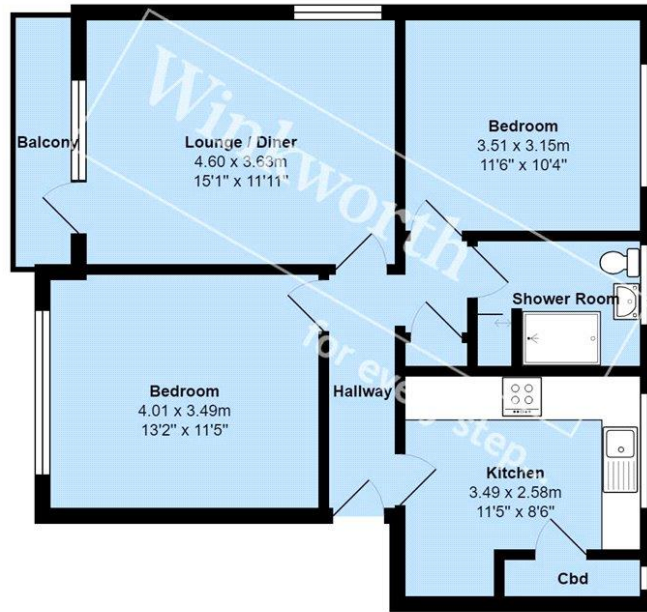
Summary:

- First floor flat (no lift)
- Two bedrooms
- Fitted kitchen
- Lounge
- Bathroom
- Balcony with sea views
- Garage in nearby block
- BCP Council tax band C
- Service charge: c.£1,300 pa
- Share of freehold

Directions:

From the Highcliffe office turn right onto the Lymington Road and continue to the traffic lights. At the lights turn right and continue down Waterford Road. As you near the bottom of the road the block of flats can be located on the right hand side.





Total Area: 63.9 m² ... 688 ft² (excluding balcony)
 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	74	78
(55-68) D		
(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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