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49 MANNING AVENUE, HIGHCLIFFE BH23 4QX PRICE £230,000 LEASEHOLD

**Winkworth**  
for every step...

# Superbly located two-bedroom ground floor flat in Highcliffe near local shops.

49 Manning Avenue, Highcliffe BH23 4QX

Price £230,000 **LEASEHOLD**

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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 distance 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:

The flat has its own ground floor front door leading into an entrance hall with excellent storage cupboard space.

The kitchen has a window to the front aspect, and a good range of wall and base cabinets. Electric oven, hob, and cooker hood plus space for washing machine.

The living room is an excellent size, nicely decorated with a feature wall and a large picture window overlooking attractive lawned communal gardens to the rear.

Bedroom one has a window to the rear aspect and a range of fitted wardrobes.

Bedroom two with a window to the front aspect.

Modern shower room with walk in shower, w/c and wash hand basin.

Single Garage in nearby Block.

Lease Detail -

Lease Length - Approx. 106 years remaining.

Service Charge - Currently circa £2506 p/a

Ground Rent - £175 p/a

## Summary:

- Two bedrooms
- Fitted kitchen
- Living room
- Shower room
- Communal gardens
- Single garage in block
- Council tax band C
- No forward chain

## Directions:

From the Highcliffe office turn left and continue on Lymington Road. Turn right into Nea Road opposite Highcliffe Golf Club. Follow the road onto Smugglers Lane South, then turn left onto Smugglers Lane North. Then take 3<sup>rd</sup> turning right onto Smugglers Wood Road. Continue to the end of the road and turn left onto Manning Avenue where the property can be located.





Total Area: 69.9 m<sup>2</sup> ... 753 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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	69	76
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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