









EPC = C

Winkworth

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

49 Manning Avenue, Highcliffe BH23 4QX Price £230,000 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 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 3rd 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.





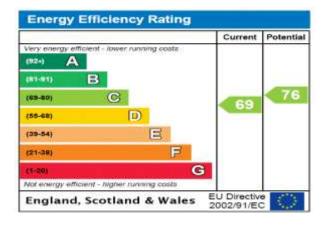












Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing, but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

