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9 SPINNAKER COURT, 271 LYMINGTON ROAD, HIGHCLIFFE BH23 5FU GUIDE PRICE £200,000 LEASEHOLD

Winkworth

for every step...

A superbly presented and spacious second floor (with lift) one bedroom flat.

9 Spinnaker Court, 271 Lymington Road, Highcliffe BH23 5FU

Guide Price £200,000 Leasehold

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Situation:

The property is situated in the heart of the village of Highcliffe which offers an array of cafes, restaurants, shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

Hinton Admiral, a mainline train station, is c. *1.3 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, c.*3.8 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

Source *Google Maps

Description:

An extremely well presented one bedroom second floor flat (with lift), located in the heart of Highcliffe Village. Constructed in 2021 by a well know local developer, the property offers beautifully appointed and light accommodation.

Spinnaker Court is extremely well situated in the heart of Highcliffe Village providing excellent convenience to all the amenities on the High Street.

Flat 9 offers approx. 586sqft of modern accommodation, with the open plan kitchen/living room spanning over 9 meters in length.

The bedroom is a good size double with space for wardrobes.

The bathroom is fitted with a modern suite, shower over the bath, sink with vanity unit and w/c

The property benefits from allocated parking, use of communal bike and bin stores.

Tenure: Leasehold 119 yrs remaining of 125 yr lease

Service Charges: approx. £1530.85 pa

Summary:

- Second floor apartment (with lift)
- One double bedroom
- Open plan kitchen/living room spanning over 9 meters long
- Bathroom with modern suite
- Allocated parking
- Communal bike and bin stores
- BCP Council Tax Band B

Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

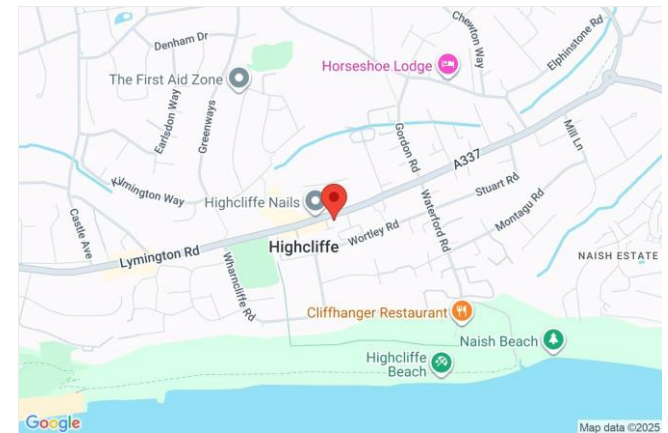
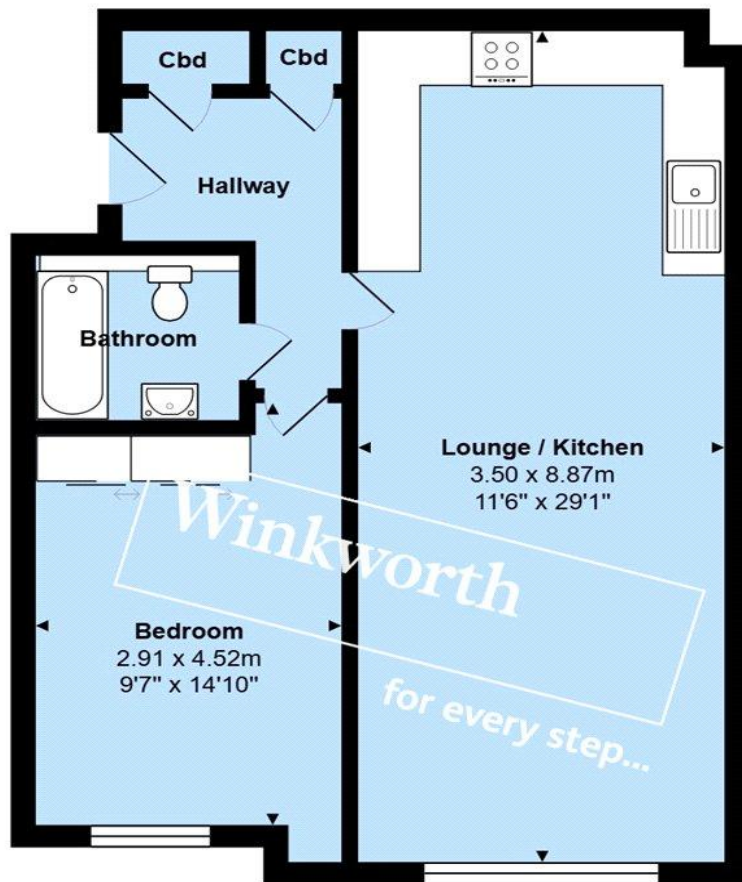
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Superfast available up to 1800mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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