



Flat 17 Bermuda Court, Wharncliffe Road, BH23 5DE

£425,000 *Share of Freehold*



Offering stunning views of the Highcliffe coastline is this first floor two double bedroom apartment. Arguably the best positioned apartment within Bermuda Court with sizable accommodation and stunning views from the living room, sunroom and principal bedroom. Offered with no forward chain.

KEY FEATURES

- First floor seaview apartment with lift access
- Two bedrooms one with en-suite shower room
- Fitted kitchen with integrated appliances
- Living room with Southerly facing sunroom and seaviews
- Single garage in a block with electric up and over door
- Offered with no forward chain



Highcliffe

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DESCRIPTION

The apartment is entered via a well kept communal hallway with stairs and lift to all floors.

The generous sized living room opens through to the southerly facing sunroom, with simply stunning sea views.

The dining room is accessed off the living room which also enjoys a side window taking advantage of the view along the coastline. Leading through further is the well fitted kitchen with a range of wall and base units and integrated cooking appliances.

There are two double bedrooms both fitted with a range of

built in wardrobes and the main bedroom has an en-suite shower room; there is also a separate family bathroom.

The property also has the benefit of a single garage with an electric up and over door in an adjacent block.

There is a non-profitable management committee run by the flat owners to maintain and manage the accounts.

Term: 946 year and 10 months

Service Charge: £2,400 per annum

Ground Rent: £0





LOCATION

The property is situated just circa *0.4 miles from 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.

The beautiful Highcliffe beach and unspoilt coastline is just over the road and the New Forest National Park, circa *4 miles offering some of the country's most stunning countryside interwoven with ancient woodlands

Hinton Admiral, a mainline train station, is circa *1.5 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

Source *Google Maps

MATERIAL INFO

Tenure: Share of Freehold

Council Tax Band: D

EPC rating: D

Services – Mains Electric, Mains Water & Drainage

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

Broadband Availability* – Ultrafast available up to 1000mbps

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

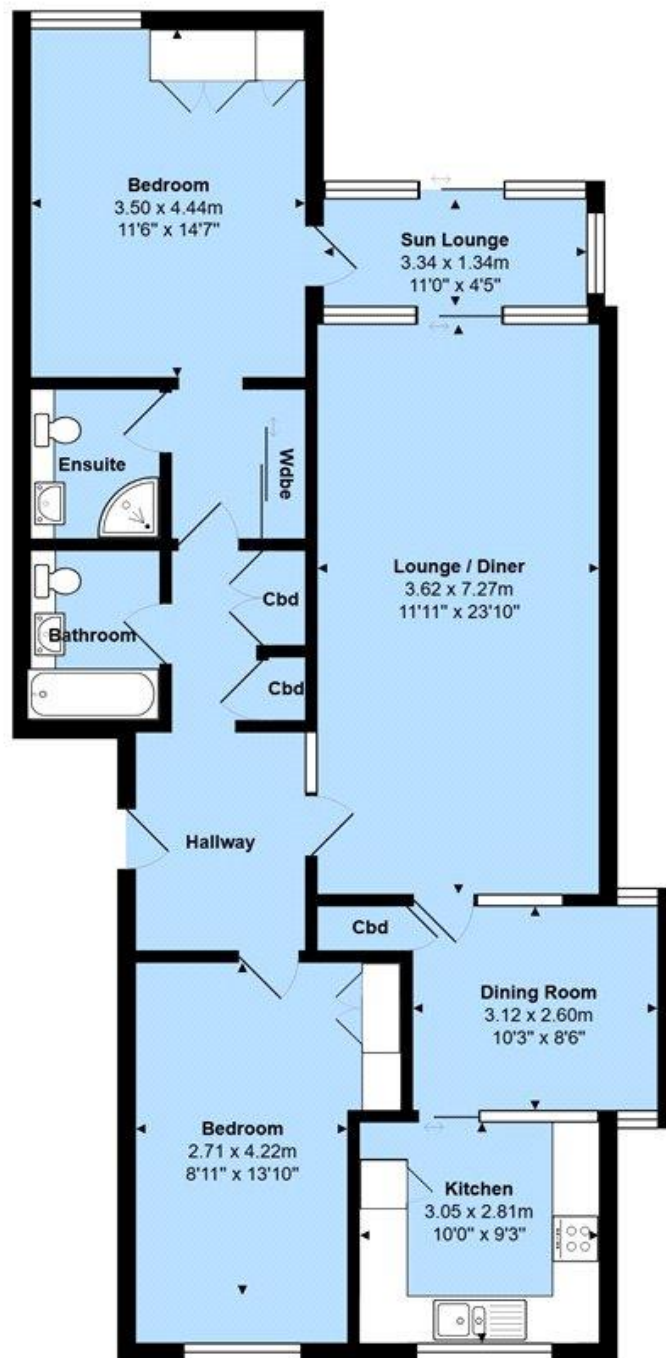
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<https://www.winkworth.co.uk/sale/property/MUS260070>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 103.3 m² ... 1112 ft²

All measurements are approximate and for display purposes only



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