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19 THE LAWNS, WATERFORD ROAD, HIGHCLIFFE BH23 5LF PRICE: £249,950 SHARE OF FREEHOLD

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# A well presented ground floor apartment with south facing patio located on a sought after development just a short walk to the beach and shops.

19 The Lawns, Waterford Road BH23 5LF

Price: £249,950 Tenure: Share of Freehold

01425 270055

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## Situation:

The property is situated in a convenient location with the village of Highcliffe circa \*0.2m away 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 circa \*1.7 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

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.

Source \*Google Maps

## Description:

A well presented ground floor apartment with south facing patio located on a sought-after development just a short walk to the beach and shops.

Secure entry system provides access to property via well maintained communal hallway. A private door leads to the flat.

In the entrance hall are three storage cupboards, and doors to accommodation including the two double bedrooms.

The family bathroom comprises a bath with electric shower over, wash hand basin and WC.

The kitchen comprises a range of eye and base level units with cupboards and drawers. Part tiled walls, inset sink and drainer unit with front aspect window. Space for appliances include washing machine, fridge/freezer, dishwasher and an oven with hob over.

The lounge diner has space for a dining table and chairs, feature fireplace and sliding patio doors to the garden.

## Outside

Set in well maintained grounds that are mainly laid to lawn with various established shrubs and trees. This flat has a larger patio at the rear which enjoys a south facing aspect.

The property is conveyed with a garage and there are additional onsite parking bays.

## Tenure and Maintenance

We understand the property owns a share in the freehold therefore no ground rent is payable. Balance of 999 year lease.

We understand an annual maintenance charge is payable which amounts to approximately £1800 per annum.

## At a glance...

- Ground floor apartment
- Two double bedrooms
- Lounge/dining room with doors to a south facing patio
- Bright and airy apartment with southerly aspect and outlook over the communal gardens
- Kitchen with space for appliances
- Allocated garage and additional onsite parking
- Share of the freehold with no ground rent payable
- Short walk to the beach and the high street
- No forward chain
- BCP Council Tax Band = "C"





**Approximate Floor Area**  
692 sq. ft  
(64.24 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	68
(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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