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5 AZZURA, 26 WHARNCLIFFE ROAD, HIGHCLIFFE BH23 5GA PRICE £600,000 LEASEHOLD

**Winkworth**

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# A stunning Sea View apartment enjoying luxurious and stylish accommodation.

5 Azzura, 26 Wharncliffe Road, Highcliffe BH23 5GA

Price £600,000 Leasehold

01425 270 055

highcliffe@winkworth.co.uk

## Situation:

The property is situated in a convenient location with the village of Highcliffe circa \*0.4m 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 \*1.5 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, circa \*4.5m offering some of the country's most stunning countryside interwoven with ancient woodlands.

## Description:

A beautiful first floor apartment (with lift) situated in this architecturally designed development on Wharncliffe Road. The property boasts stylish accommodation; private south facing balcony and enjoys sea views.

Offering approx. 930 sq. ft of luxurious accommodation.

Large 30ft open plan kitchen/living room with sliding patio doors and beautiful sea views.

Bespoke kitchen with quartz work surfaces and breakfast bar along with a full range of integrated Siemens appliances.

Two double bedrooms, with the principal bedroom featuring a large range of fitted wardrobes.

Luxuriously fitted shower room, and an en-suite shower room.

Utility Room with space and plumbing for a washing machine and tumble dryer.

Underfloor heating throughout the property.

Allocated parking space, visitors parking and bike store.

The property could be sold with furniture subject to further negotiations.

BCP Council Tax Band - E

Lease Details:

125 Years from May 2021

Service Charge – £2880 p/a

Ground Rent - £250 p/a

## Summary:

- Stunning sea view first floor apartment (with lift)
- Two double bedrooms, one with en-suite
- Large 30ft open plan kitchen/living room with sliding patio doors to balcony
- Bespoke fitted kitchen with quartz work surfaces
- Utility room
- Luxuriously fitted shower room
- Allocated parking space, visitors parking and bike store

## 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\*** – Ultrafast available up to 1800mbps

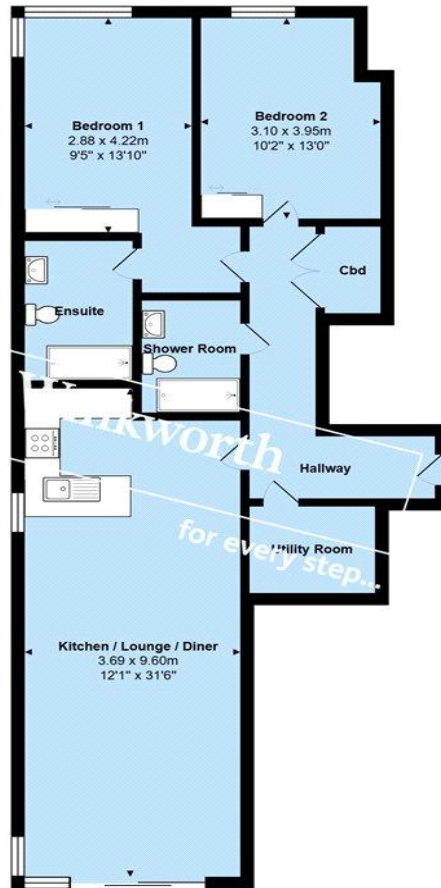
**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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

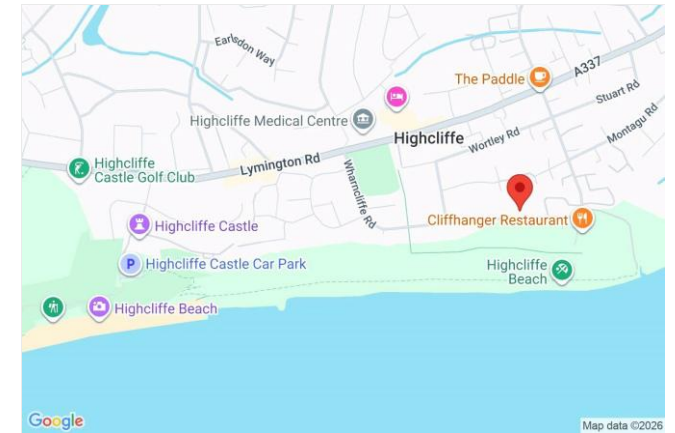








Total Area: 87.8 m<sup>2</sup> ... 945 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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