



16 Saulfland Place, Highcliffe, BH23 4QP

Offers Over £225,000 *Share of Freehold*



A well-presented two double bedroom first floor flat located in a popular position near local amenities and situated within popular school catchments. Offered with a share of the freehold and no forward chain.

KEY FEATURES

- First floor flat (no lift)
- Two double bedrooms
- Fitted kitchen with integrated appliances
- Family bathroom
- Spacious living room
- Garage in nearby block



Highcliffe

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DESCRIPTION

The flat has its own front door leading into an entrance hall with stairs leading to the first floor landing with an excellent storage cupboard space.

The living room is particularly spacious with a large picture window overlooking attractive lawned communal gardens to the rear.

The kitchen is well fitted with modern units, integrated cooking appliances and space and plumbing for a washing machine and fridge/freezer.

There are two double bedrooms, with the principal room benefitting from a range of fitted wardrobes.

The bathroom is well fitted with a white suite, including w/c, wash hand basin, and a bath.

Single Garage in nearby block.

Tenure: Share of Freehold

Term: 935 years and 4 months

Service Charge: £1069 per annum

Ground Rent: Peppercorn





LOCATION

The property is situated in a convenient location with the village of Highcliffe 1.3 miles away which offers an array of cafes, restaurants, and shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

The beautiful Highcliffe beach and unspoilt coastline is 1.3 miles away, and the New Forest National Park, is 3.6 miles offering some of the country’s most stunning countryside interwoven with ancient woodlands.

Hinton Admiral train station is 1.2 miles away providing services along the Weymouth to London line.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MUS260130>

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.

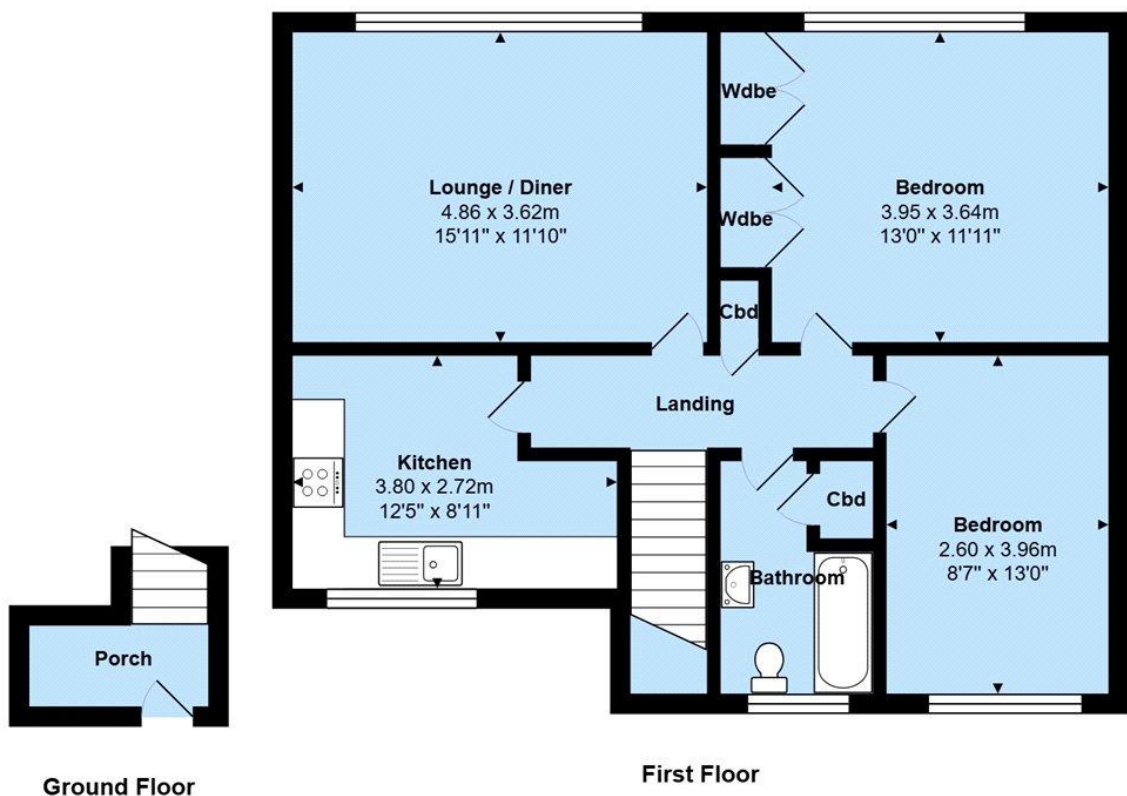
MATERIAL INFO

Council Tax Band: B
EPC rating: C

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 5500mbps
Other – Winkworth are not aware of any other information effecting the sale of the property under “Part C” of Material information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Total Area: 72.0 m² ... 775 ft²

All measurements are approximate and for display purposes only



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