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FLAT 2 BALLINGER COURT, HIGHCLIFFE, BH23 5DQ PRICE £270,000, SHARE OF FREEHOLD

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Two bed flat with South facing patio garden in superb order throughout.

Flat 2 Ballinger Court, Highcliffe BH23 5DQ

Price £270,000 **Share of Freehold**

01425 270 055

highcliffe@winkworth.co.uk

Situation:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short walk of the property are some of the area's most beautiful sandy beaches and coastline. The village of Highcliffe offers an array of cafes, restaurants, shops and two supermarkets with more extensive facilities slightly further afield at Christchurch, Bournemouth, or Southampton.

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.

Description:

Ground floor:

This flat is in a superb location in Highcliffe, South of Lymington Rd, very convenient for both Highcliffe village and beach. Unusual in that the flat is right next to its garage which is exceedingly convenient.

Entrance hall with security entry phone

Bedroom one with window overlooking the garden. Range of fitted wardrobes.

Bedroom two with window to the front aspect

Shower room which is well fitted with a modern suite and good storage including a large cupboard behind the door. Window to front aspect

Kitchen with built in appliances including: electric oven and hob, slimline dishwasher, fridge/freezer and space for a washing machine. Recently fitted gas boiler

Living room with feature fireplace and door leading out on to the South facing patio

Very convenient and easy access into the garage which is easily accessed from the rear patio

Garage with electric door and power and light

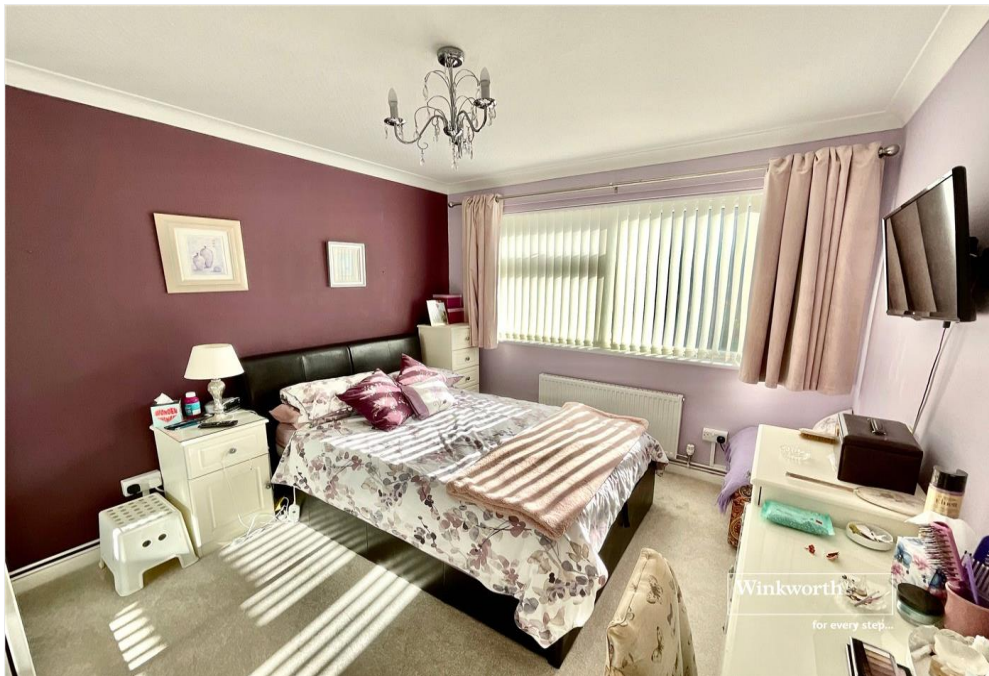
Service Charge – approx. £1500 p/a

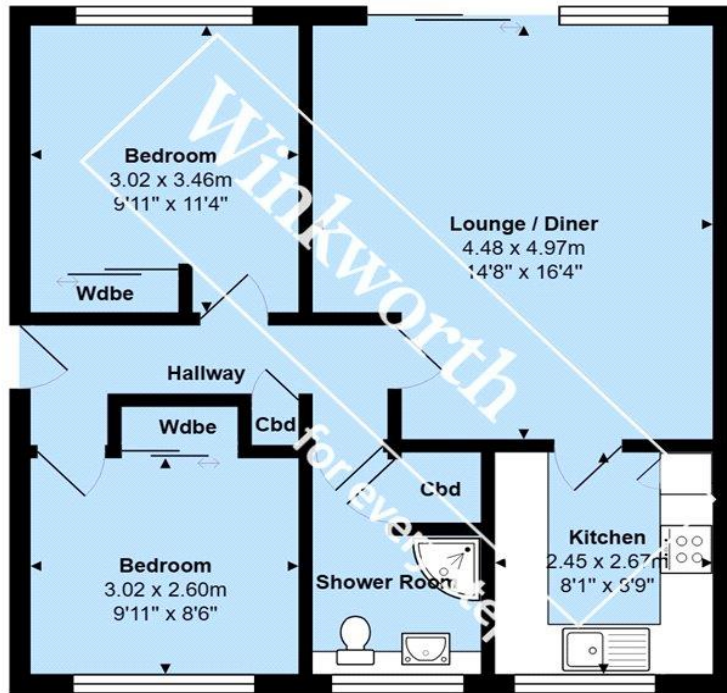
Summary:

- Two bedrooms
- Fitted kitchen with built in appliances
- Bright Living room
- South facing patio Garden
- Shower room
- Garage
- Share of Freehold
- Council tax band C

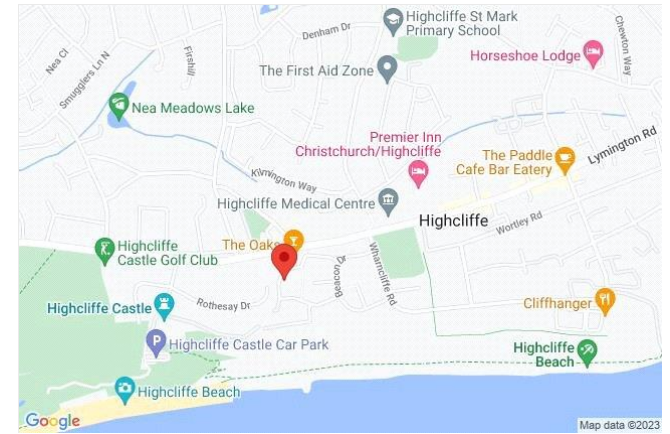
Directions:

From the Highcliffe office turn left onto Lymington Road and take the first left onto Wharnclyffe Road. Take the first right onto Beacon Drive and then first right onto Oakleigh Way where Ballinger Court is located.





Total Area: 60.1 m² ... 647 ft²
All measurements are approximate and for display purposes only



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Highcliffe | 01425 270 055 | highcliffe@winkworth.co.uk



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