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1 NEEDLES WATCH, WHARNCLIFFE GARDENS, HIGHCLIFFE BH23 5DN **PRICE £525,000 LEASEHOLD**

**Winkworth**

for every step...

# A simply stunning two double bedroom ground floor apartment forming part of the striking development “Needles Watch”.

1 Needles Watch, Wharncliffe Gardens, Highcliffe BH23 5DN

Price £525,000 **Leasehold**

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## Situation:

The property is situated in a convenient location with the village of Highcliffe c.\*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 c.\*1.4 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, c.\*3.9m offering some of the country's most stunning countryside interwoven with ancient woodlands.

Source \*Google Maps

## Description:

Completed with great attention to detail in a sleek modern style, this ground floor apartment offers easy living in this stunning coastal location, being only approximately ¼ of a mile from the centre of Highcliffe village.

This spacious ground floor apartment has a superb open plan kitchen/living room with triple sliding doors opening directly on to the private terrace. The kitchen has been beautifully fitted with a full range of Miele appliances, quartz work surfaces and attractive two-tone contrasting door frontages.

The luxurious bathroom and en-suite are fully tiled with Villeroy & Boch sanitaryware and the en-suite features a large walk-in shower.

Both double bedrooms have a range of fitted wardrobes, and attractive ‘floor to ceiling’ patio doors.

The terrace has superb coastal views towards the Isle of Wight and The Needles and ample space for “al fresco” dining and living (outside lighting, power and tap are provided).

The property has an oversized single garage with power and remotely operated up and over garage door.

Other features of the property are gas fired underfloor heating, with “Heatmiser” controls and a security alarm both controllable from compatible mobile devices.

## Lease Details:

125 years from September 2018

Service charge – approx. £2736 p/a

Ground rent - £295 p/a

## Summary:

- 921 sqft. Ground floor apartment with views towards the Isle of Wight & The Needles
- Private 165 sqft. terrace with access to communal gardens
- Large 29 ft open plan kitchen/dining/lounge area with sliding doors to private terrace
- Two double bedrooms, master bedroom with fitted wardrobes
- Luxurious bathroom & en-suite shower room
- Oversized single garage
- Use of communal gardens.
- BCP Council Tax Band E

## 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 1000mbps

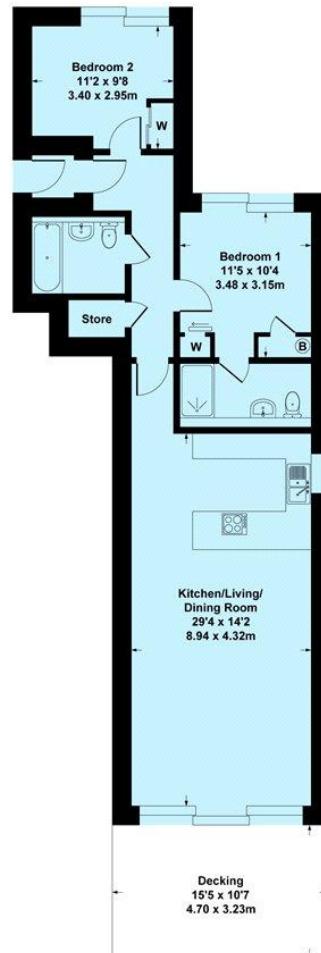
**Other** – Winkworth are not aware of any other information effecting the sale of the property under “Part C” of Material information.

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



## 1 Needles Watch

Approximate Gross Internal Area  
893 sq ft - 83 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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