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FLAT 5 ERINVALLE PLACE, HIGHCLIFFE BH23 5EB PRICE: OFFERS IN THE REGION OF £300,000 LEASEHOLD

Winkworth

for every step...

An exceedingly bright and spacious penthouse flat with lift and rooftop views.

Flat 5 Erinvale Place, Highcliffe BH23 5EB

Price: OIRO £300,000 **Leasehold**

01425 270055

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Situation:

The property is situated in a convenient location within the village of Highcliffe 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 *1.3 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 bright and spacious purpose built flat in this excellent building with lift, situated in the heart of Highcliffe Village with one dedicated car parking space.

Access to the development is via remotely operated security gates. The common parts of the building are well maintained with dedicated post boxes for each flat and the passenger lift to all floors.

The entrance hall of the flat has an alarm panel and the security entry phone.

Superb size south facing reception room with French windows opening out onto the superb south facing balcony with space for table and chairs and rooftop views towards the cliff top.

The bathroom has an ample range of fitted storage, hand wash basin and vanity unit. The panel bath has an overhead Mira shower and mix attachment.

Double bedroom with ample range of fitted wardrobes and floor to ceiling windows.

Double bedroom with ample range of built-in wardrobes, ensuite shower with fitted storage, extra large walk-in shower, extractor fan and a window to side aspect.

Bespoke fitted kitchen with two-tone kitchen cabinets, an electric Neff double oven and Neff, four burner gas hob, built-in fridge/freezer and built-in dishwasher.

Lease details:

Lease: circa 108 yrs remaining (125 yrs from 1 Jan 2009)

Service Charge: circa £3600 pa

Summary:

- Penthouse apartment
- Two bedrooms, one ensuite
- Bathroom
- Bespoke fitted kitchen
- South facing lounge/diner
- Large South facing balcony
- Dedicated car parking space in secure gated area
- BCP Council tax band D

Useful Information

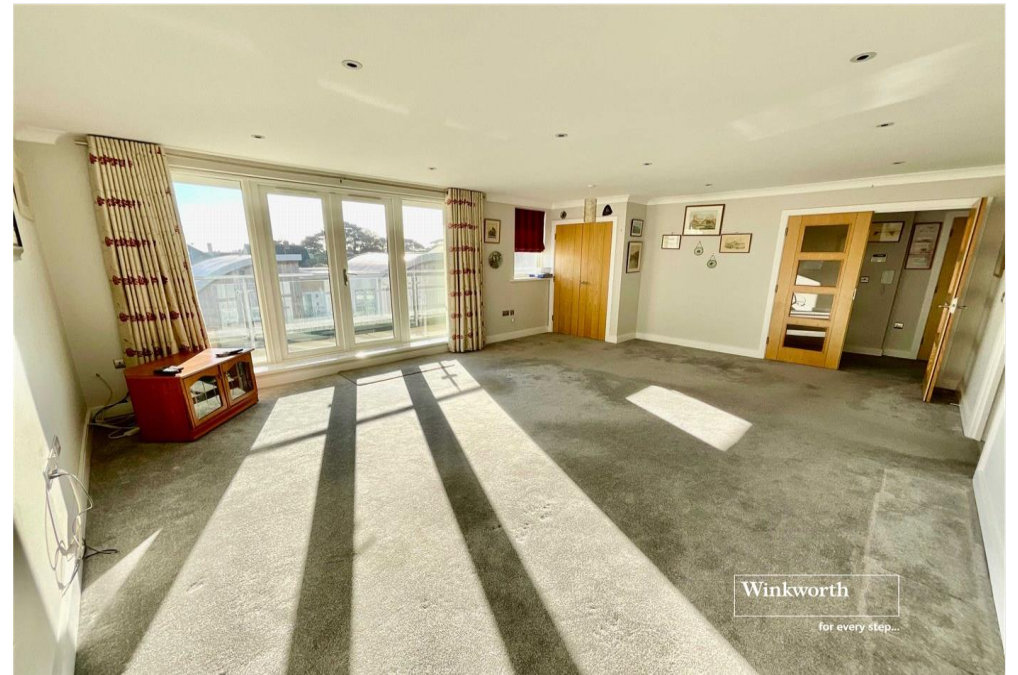
Services – Mains Gas, Mains Electric, Mains Water & Drainage

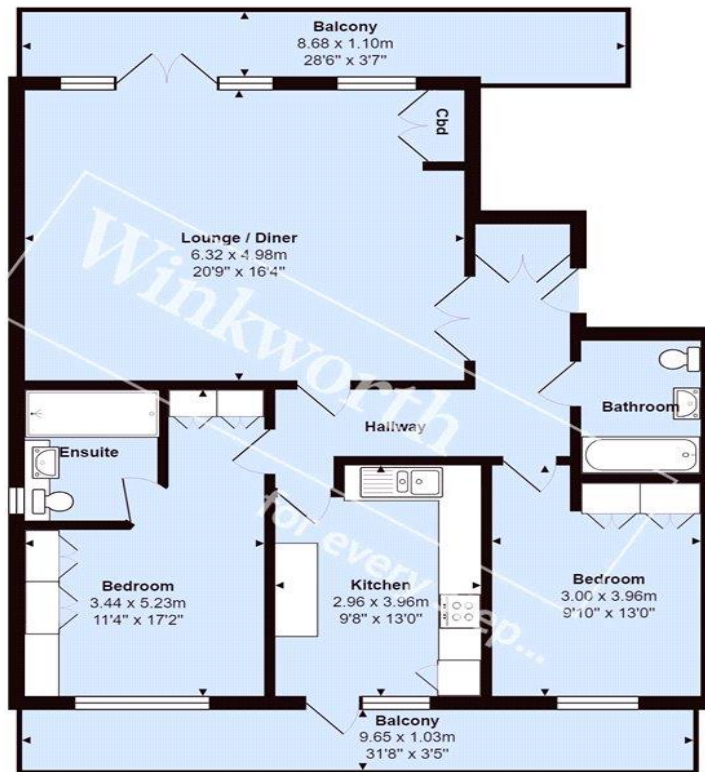
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 80 mbps

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

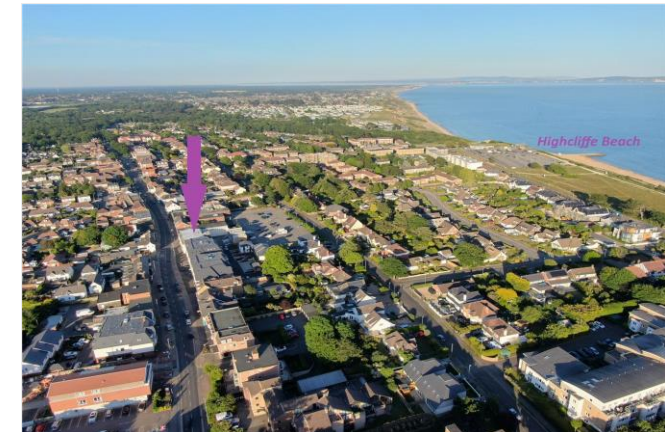
* <https://checker.ofcom.org.uk/> used for information regarding service availability





Total Area: 89.5 m² ... 964 ft² (excluding balcony)

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	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk

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