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EPC = C

FLAT 5 WINDSOR COURT, WATERFORD PLACE, HIGHCLIFFE BH23 5HY **PRICE £220,000 LEASEHOLD**

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# Two-bedroom first floor flat in a superb location, equidistant Highcliffe beach and village.

Flat 5 Windsor Court, Waterford Place, Highcliffe BH23 5HY

Price £220,000 **Leasehold**

01425 270 055

highcliffe@winkworth.co.uk

## Situation:

The property is situated in a convenient location with the village of Highcliffe c.\*0.3miles 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.\*1.7 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, c.\*4miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

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

Source \*Google Maps

## Description:

A bright, modern and very well presented two-bedroom first floor flat (no lift) in this superb location, equidistant Highcliffe beach and village.

Spacious entrance hall with generous range of storage cupboards, one large enough to be a study.

Good sized living room with large picture window enjoying an attractive outlook with views of the sea between the buildings in front.

Kitchen/breakfast room is well fitted with a range of wall and base units and a breakfast bar. There is space and plumbing for all kitchen white goods.

There are two bedrooms both with fitted cupboards, the principal bedroom is a good size double bedroom.

The bathroom is fitted with a modern white suite, comprising, bath (with shower over), wash hand basin and w/c.

Areas of casual car parking.

Leasehold: 189 year lease from 1976 - (139 years remaining)

Service Charge - approx £1400 PA

Ground Rent - Peppercorn

## Summary:

- A bright modern first floor flat (no lift)
- Two bedrooms both with fitted cupboards
- Good sized living room with large picture window
- Kitchen/breakfast room with space for white goods
- Bathroom with modern suite
- Areas of casual parking
- BCP Council Tax Band C

## 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 80mbps

**Other** – Winkworth is 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

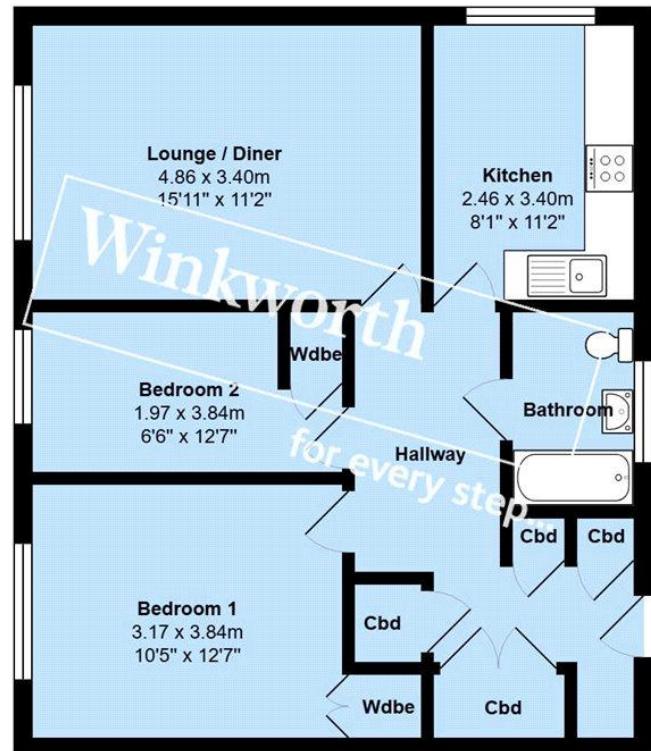


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Total Area: 60.7 m<sup>2</sup> ... 653 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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