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FLAT 4, BUCKINGHAM COURT, WATERFORD PLACE, HIGHCLIFFE BH23 5HX PRICE: £210,000 LEASEHOLD

Winkworth

for every step...

A bright, and very well presented two bedroom first floor flat.

Flat 4, Buckingham Court, Highcliffe, BH23 5HX

Price: £210,000 Leasehold

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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 with more extensive facilities slightly farther 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.

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

Description:

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

Spacious entrance hall with generous range of storage cupboards.

Good sized living/dining room with large picture window enjoying an attractive outlook onto the well maintained garden areas.

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

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

The shower room has a modern suite with electric shower over bath.

Garage in block with visitors parking space.

Lease length - approximately 129 years remaining

Service Charge & Ground Rent combined - approximately £1,100 PA, with right to manage.

Summary:

- A modern first floor apartment (no lift)
- Two bedrooms
- Fitted kitchen/breakfast room
- Bathroom
- Reception room
- Garage in a block
- Visitors parking space
- BCP Council tax band C

Directions:

From the Highcliffe office turn right and continue on the Lymington Road to the traffic lights. Turn right at the traffic lights and continue down Waterford Road and take the second turning right onto Waterford Place where the property can be found.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		