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FLAT 5 RANELAGH COURT, HIGHCLIFFE BH23 5BZ PRICE £250,000 SHARE OF FREEHOLD

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A spacious top floor apartment with private balcony & sea glimpses.

Flat 5 Ranelagh Court, Highcliffe BH23 5BZ

Price £250,000 **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 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.

Description:

The property benefits from a spacious and bright reception room with picture window and door leading to the secluded balcony with its view of the sea. The property benefits from double glazing and gas fired central heating.

The kitchen/breakfast room has a range of fitted units and space for a dining table, both bedrooms are of a good size, there is a bathroom with separate cloakroom.

Outside the apartments are surrounded by pleasant and well tended communal grounds. A garage in block is located at the rear together with a small area of enclosed garden used for drying clothes etc.

Service Charge - £1850 per annum approximately

Summary:

- Two bedrooms
- Bathroom
- Separate cloakroom
- Kitchen/breakfast room
- Spacious reception room
- Garage in a block
- Communal gardens
- Council tax band D
- No forward chain

Directions:

From the Highcliffe office turn left and continue onto Lymington Road. Take first left onto Wharncliffe Road then first right onto Beacon Drive. Follow the road round and take the second turning right onto Maple Close where the property can be located.



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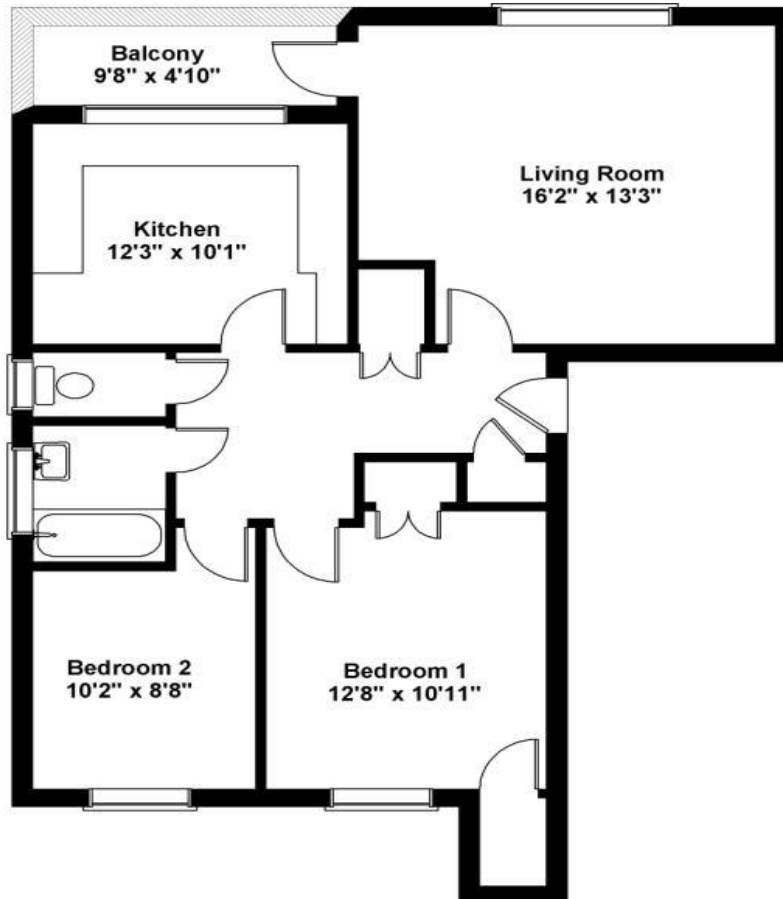
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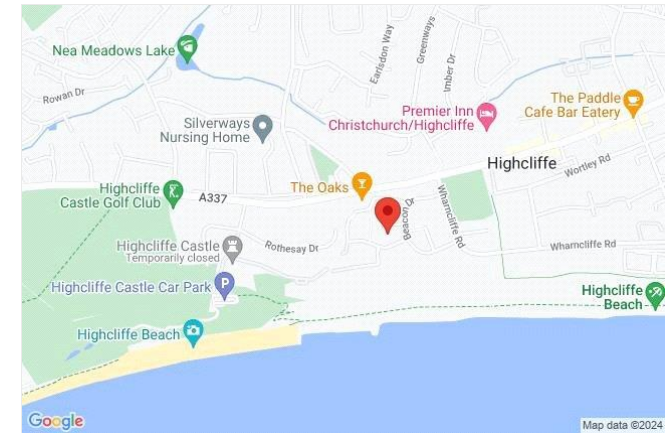
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls doors windows fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor PotterPlans
www.potterplans.co.uk



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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



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