



## CORNWALLIS ROAD, OFFERS IRO £600,000, LEASEHOLD

AN IMMACULATED PRESENTED, CONTEMPORARY THREE BEDROOM SECOND FLOOR APARTMENT, OFFERING A GOOD-SIZED PRINCIPAL BEDROOM WITH A MODERN ENSUITE SHOWER ROOM. THE PROPERTY HAS BEEN BEAUTIFULLY REFURBISHED TO A HIGH STANDARD, BENEFITTING FROM A SUBSTANTIAL, DUAL ASPECT SITTING ROOM WITH STUNNING VIEWS OF THE ISLE OF WIGHT AND NEEDLES. DOORS FROM THE SITTING ROOM LEADING TO TWO BALCONIES, ONE OF WHICH IS AGAIN ENJOYING PANORMIC VIEWS OF THE ISLE OF WIGHT AND THE NEEDLES, THE SECOND WITH WESTERLY VIEWS TOWARDS HENGISTBURY HEAD AND THE PURBECKS. THIS PROPERTY OFFERS COMMUNAL GARDENS, VISITOR PARKING AND GARAGE WITH POWER AND LIGHTING.

**Winkworth**



## DESCRIPTION:

### Entrance Hall:

Central heating radiator, wall light, telephone point, and three useful storage areas including a coats cupboard, a general store and a linen cupboard. Doors lead to all principal rooms.

### Sitting Room: 19'2" x 14'5" (5.84m x 4.4m)

A generous dual-aspect living area with sweeping coastal views stretching from Hurst Castle across the Solent to the Isle of Wight and The Needles, continuing westwards towards Bournemouth Bay and the Purbecks. UPVC double-glazed windows to the south and east frame the outlook, while two recessed balconies (one south-facing and one east-facing) are accessed through double-glazed doors, both providing year-round sheltered outdoor space. Additional features include central heating radiators, wall lighting and a television point.

### Kitchen: 11'8" x 8'1" (3.56m x 2.46m)

Fitted with a quartz worktop and stainless-steel mixer tap over the sink, contemporary base and wall units, integrated double Bosch oven, four-ring gas Neff hob with extractor, Bosch fridge freezer, Bosch dishwasher and Bosch washing machine. Houses the wall-mounted gas Vaillant boiler. A UPVC double-glazed window enjoys views towards the clifftop and The Needles, ceiling light point.

### Dining Room / Bedroom Three: 10'5" x 10'1" (3.18m x 3.07m)

A versatile room with an easterly aspect towards Hurst Castle and the Isle of Wight. Includes UPVC double-glazed window, wall light and central heating radiator.

### Principal Bedroom: 16'2" x 15'6" max (4.93m x 4.72m)

A spacious main bedroom featuring a UPVC double-glazed window with views over the Solent, The Isle of Wight, The Needles and Bournemouth Bay. Fitted triple wardrobe with sliding doors, central heating radiator and wall light. Door to:

### Ensuite Shower Room: 5'9" x 5'0" (1.75m x 1.52m)

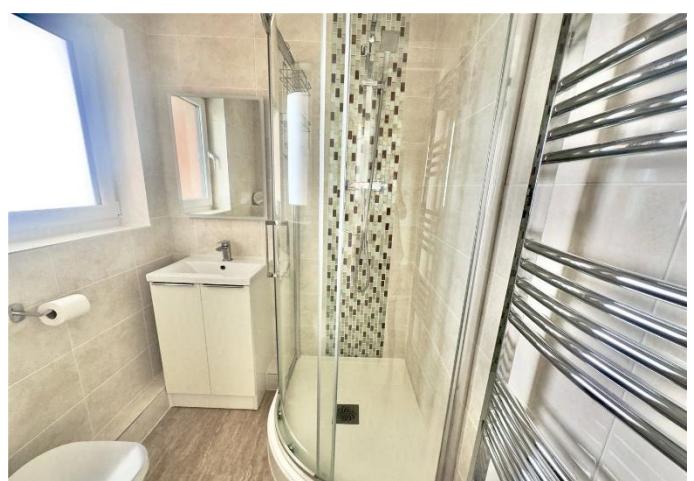
Includes a shower enclosure, concealed-cistern WC, vanity basin with mirror light, heated towel rail, tiled floor and walls, ceiling light and an obscure double-glazed window.

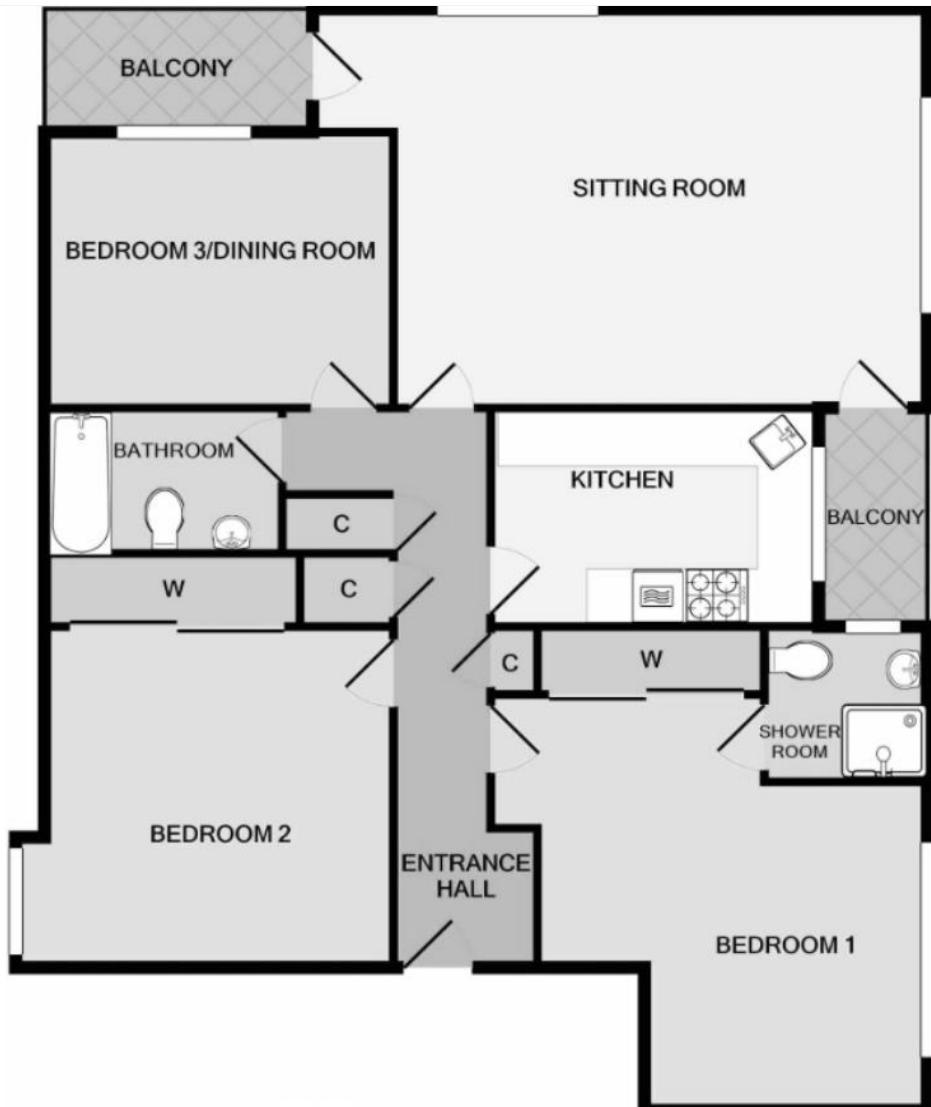
### Study/Bedroom Two:

Double bedroom currently being used as a study, a UPVC double-glazed window, fitted triple wardrobe with sliding doors, central heating radiator and wall light.

### Outside:

Communal gardens, visitor parking and a garage within a block, supplied with light and power.





TOTAL APPROX. FLOOR AREA 103.0 SQ.M. (1109 SQ.FT.)  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	82 B	84 B
39-54	E		
21-38	F		
1-20	G		

**Tenure: Leasehold- 144 years left**  
**Council Tax Band: E**  
**Maintenance Charges: £1,900 twice yearly**  
**Ground Rent: £75 per annum**  
**Heating: Valiant Gas Boiler**  
**What3words: suspend.introduce.calculating**  
**Broadband: For supplier and speed we refer to Offcom**  
**Coastal Erosion: Management in your Area-Gov.uk**

**Winkworth**