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FLAT 12 MERTON COURT, WATERFORD ROAD, HIGHCLIFFE BH23 5JP PRICE £230,000 SHARE OF FREEHOLD

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# A two double bedroom top floor flat, with balcony and sea views.

Flat 12 Merton Court, Highcliffe BH23 5JP  
Price £230,000 [Share of Freehold](#)

01425 270 055  
[highcliffe@winkworth.co.uk](mailto:highcliffe@winkworth.co.uk)

## Location:

The property is situated in a convenient location with the village of Highcliffe circa \*0.2m 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 circa \*1.8 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.

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

Source \*Google Maps

## Description:

A good size, two double bedrooms flat, located on the top floor (no lift) of this well positioned block. The property features a private balcony with a sea views, and a garage in the block.

The flat is now in need of modernisation throughout, giving the opportunity for the next purchaser to create their ideal home.

The fitted kitchen comes with a freestanding oven and there is space for further appliances. Also, a useful larder cupboard.

The living room offers spacious accommodation with a door leading to the balcony with attractive views.

There are two double bedrooms and a bathroom featuring a bath, wash hand basin, WC, and a linen/towels cupboard.

There is a single garage in a nearby block.

There are well maintained communal grounds to the front of the property, with sea views.

Service charges - c. £1,300 pa

Share of Freehold

No Forward Chain

## Summary:

- Top floor apartment (no lift)
- Two double bedrooms
- Fitted kitchen
- Living room with balcony and sea views
- Bathroom
- Single garage in nearby block
- BCP Council Tax band C
- No forward chain

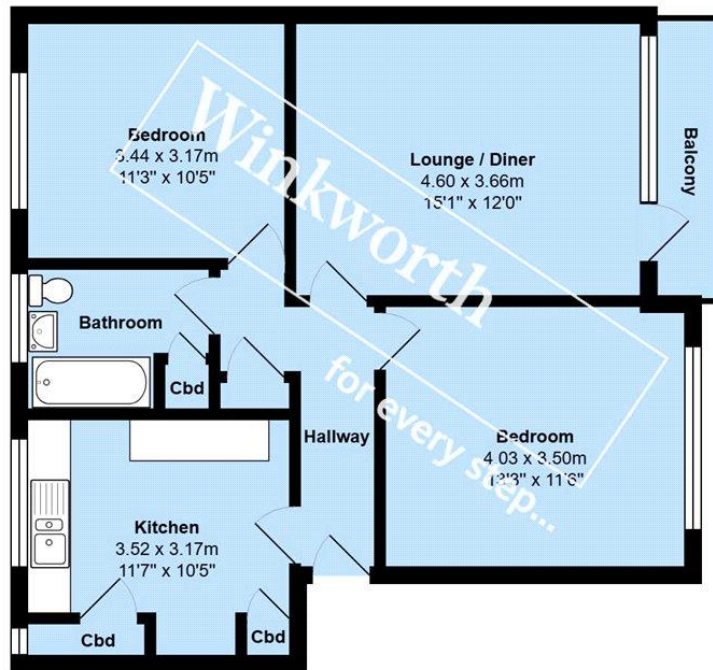
## Directions:

From the Highcliffe office turn right and continue to the traffic lights. At the traffic lights turn right and continue down Waterford Road where the flats can be located on the right hand side.










Total Area: 63.9 m<sup>2</sup> ... 688 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](mailto:highcliffe@winkworth.co.uk)

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