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FLAT 1 HURST COURT, WATERFORD PLACE, HIGHCLIFFE BH23 5HU PRICE £239,950 LEASEHOLD

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# Located within a short level walk of the sea front and the village amenities.

Flat 1 Hurst Court, Highcliffe BH23 5HU

Price £239,950 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 and a supermarket 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:

Located in a quiet development only a short level walk to the sea front and Highcliffe's excellent village amenities, a spacious two bedroom ground floor apartment presented in excellent order throughout.

Hurst Court is set within a small development of apartments, all surrounded by well tended communal gardens. The flat is accessed via the communal hallway, the entrance to the flat is spacious, and has a range of fitted cupboards providing a rare amount of storage for a two-bedroom flat.

The living room has a large picture window overlooking the well-kept gardens, creating a light and airy feel.

The kitchen has a mix of cream base and wall units, and work surfaces to three walls, providing ample of working space. There is also space for a small breakfast table.

The principal bedroom is a sizable double with a fitted double wardrobe. The second is a single again with a fitted wardrobe.

The shower room has been recently updated with a large walk-in shower.

The property benefits from double glazing through-out and gas central heating and a single garage in a nearby block.

## Lease Details

Lease - 199 years from 15 April 2013

Ground Rent - Peppercorn

Service Charge - Approx. £1400 p/a

## Summary:

- Two bedrooms
- Large lounge with picture window overlooking the gardens
- Fitted kitchen
- Bathroom
- Communal gardens
- Single garage in a nearby block
- Ground floor
- BCP Council Tax Band C
- Leasehold

## Useful Information

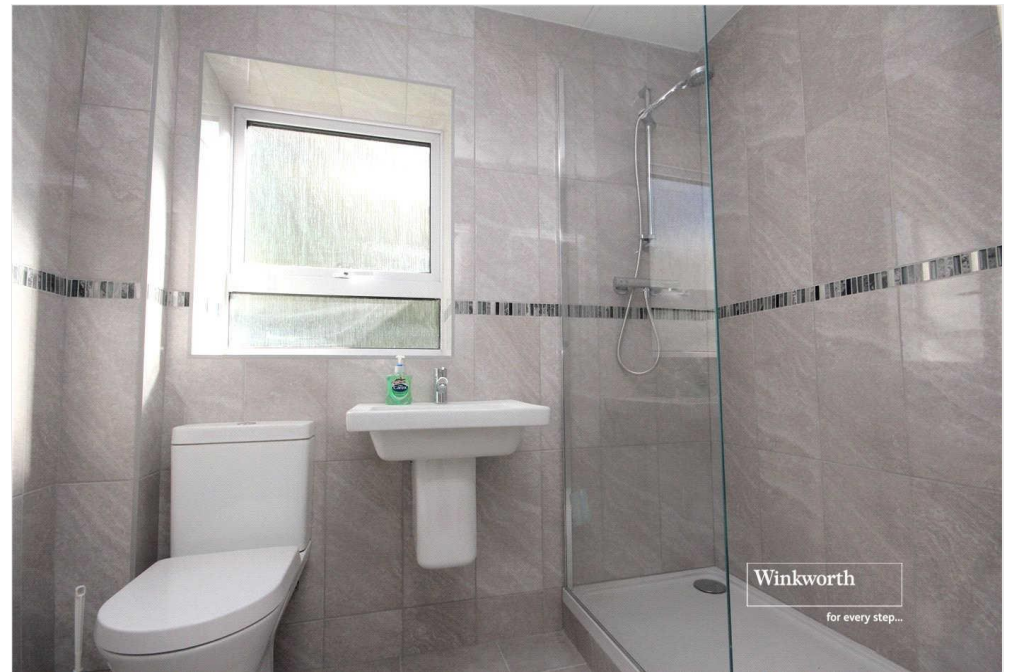
**Services** – Mains Gas, Mains Electric, Mains Water & Drainage

**Mobile Network Coverage\*** – Likely outside with all major providers, some restrictions from some providers inside.

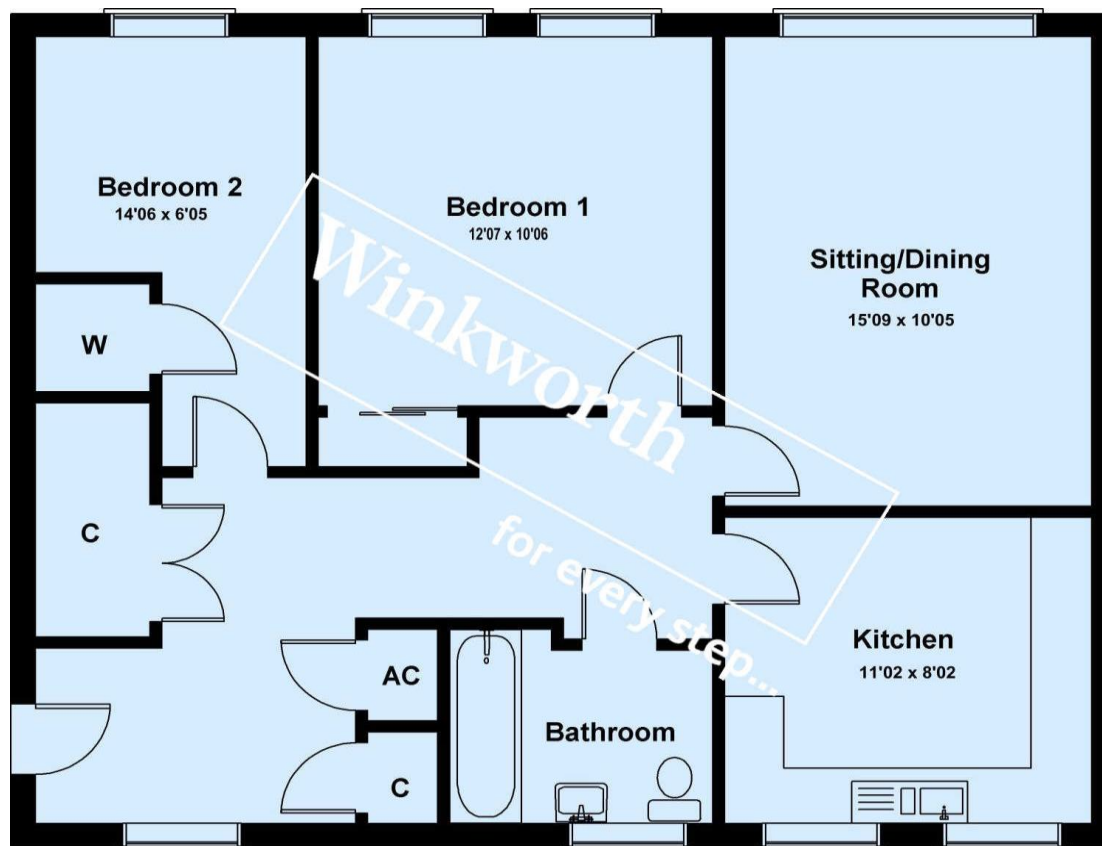
**Broadband Availability\*** – Superfast available up to 80mbps

**Other** – Winkworth are 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







SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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