



Winkworth

for every step...

1  1  1  EPC = B

2 FOREST VIEW, WALKFORD BH23 5FE PRICE £215,000 LEASEHOLD

Winkworth

for every step...

# Beautifully presented spacious one bedroom apartment with allocated parking.

2 Forest View, Walkford BH23 5FE

Price £215,000 **Leasehold**

01425 270055

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 distance 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.

## Description:

A modern purpose built one bedroom first floor apartment with impressive open plan kitchen/sitting/dining room and allocated parking.

This spacious first floor flat is accessed by well-maintained communal parts with stairs leading to the first floor (no lift).

The large open plan reception room really sets this property apart from other one bedroom flats, with a large box bay window to the south elevation. The kitchen has been well designed with a range of integrated appliances, and useful return creating a breakfast bar. There is still ample space for a dining table and living space.

The bedroom is a fantastic size double, again with a box bay window, and a range of fitted wardrobes.

The bathroom has a good modern suite with a shower over the bath and an attractive porthole style window.

Outside the communal areas are well maintained and there is an allocated parking space for the property.

## Leasehold Details:

We understand the tenure is leasehold with the remainder of a 125 year lease from 2011. Maintenance charge approximately £1800 per annum with a ground rent of £120.00 per annum.

## Summary:

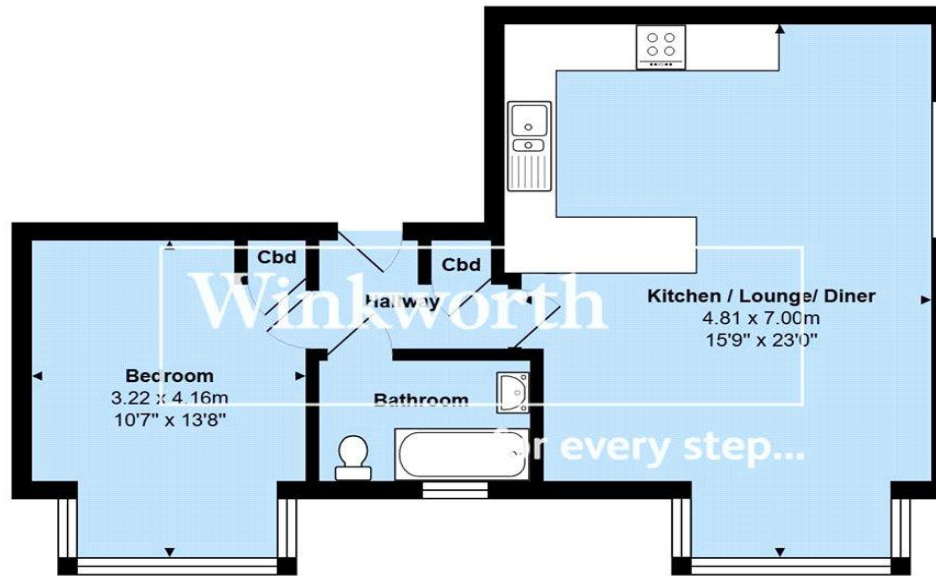
- Purpose built first floor apartment (no lift)
- Open plan kitchen/sitting/dining room
- Harvey water softener installed in kitchen
- Bedroom with fitted wardrobes
- Bathroom
- Communal gardens
- One allocated parking space
- BCP Council tax band B

## Directions:

From the Highcliffe Office turn right and continue on the Lymington Road to the roundabout. Take the first exit off the roundabout and continue onto Ringwood Road. Take the second turning right onto Walkford Road then the first turning left onto Solent Road. At the crossroads continue straight over onto Forest View where the property can be located.







Total Area: 53.2 m<sup>2</sup> ... 573 ft<sup>2</sup>

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>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk

**Winkworth**

*for every step...*