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10 SPINNAKER COURT, 271 LYMINGTON ROAD, HIGHCLIFFE BH23 5FU PRICE £250,000 LEASEHOLD

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Stylish and contemporary two-bedroom apartment with lift access and allocated parking.

10 Spinnaker Court, 271 Lymington Road, Highcliffe BH23 5FU

Price £250,000 Leasehold

01425 270055

highcliffe@winkworth.co.uk

Situation:

The property is situated in the heart of the village of Highcliffe which offers an array of cafes, restaurants, and shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

The beautiful Highcliffe beach and unspoilt coastline is circa *0.5 miles away, and the New Forest National Park, circa *3.8 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral, a mainline train station, is circa *1.3 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

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

Description:

This contemporary second floor apartment boasts an appealing design and convenient amenities, perfect for modern living.

Situated in a well-maintained building with a lift and stairs to all floors for easy access.

The large open plan kitchen/living room is the hub of the flat, with the kitchen being well fitted with modern cream wall and base units, integrated appliances including, Oven, Hob, Fridge Freezer, Dishwasher and Washer Dryer.

There are two double bedrooms, and a luxurious bathroom.

Ideal for a first time buyer, small family or professionals seeking a comfortable living space.

The property benefits from an allocated parking space.

Pets are allowed subject to freeholder's consent.

Lease Detail

Ground Rent - £125 p/a

Service Charge - Approx £1710 p/a

Lease Length - 125 Years from 2020

Summary:

- Contemporary second floor apartment with lift
- Two double bedrooms
- Large open plan kitchen/living room with integrated appliances
- Luxurious bathroom
- Allocated parking space
- BCP Council Tax Band C

Useful Information

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

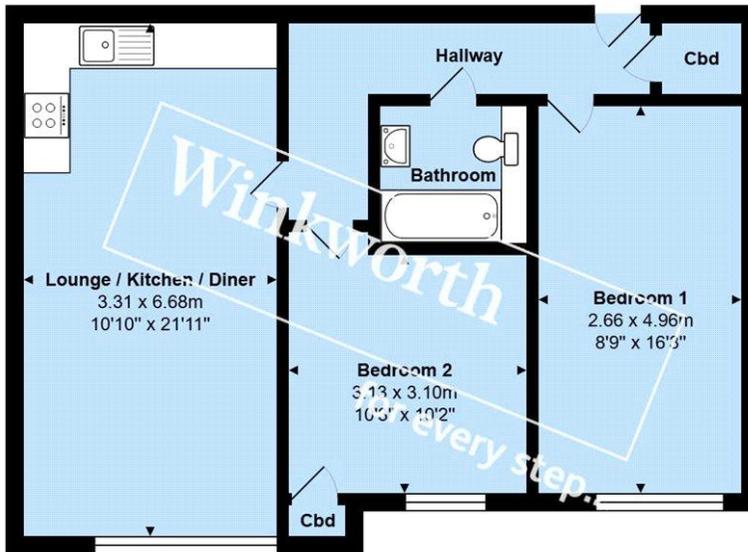
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

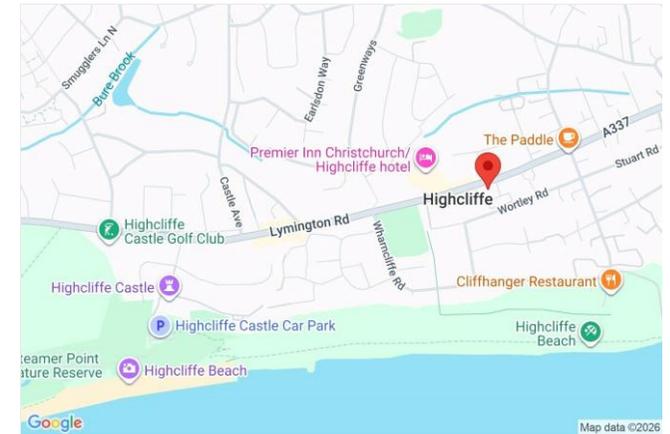
* <https://checker.ofcom.org.uk/> used for information regarding service availability





Total Area: 60.0 m² ... 646 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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