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52 MANNING AVENUE, HIGHCLIFFE BH23 4PW PRICE £235,000 LEASEHOLD

**Winkworth**

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# A well-presented two double bedroom first floor flat.

52 Manning Avenue, Highcliffe BH23 4PW  
Price £235,000 Leasehold

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## Situation:

The property is situated in a convenient location with the village of Highcliffe circa \*1.5m 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 \*1.4 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, circa \*3.8m 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:

A well-presented two double bedroom first floor flat.

The flat has its own front door leading into an entrance hall with stairs leading to the first-floor landing with excellent storage cupboard space.

The living room is an excellent size with a large picture window overlooking attractive lawned communal gardens to the rear.

Off the living room is the partial open-plan kitchen/diner, with a window to the front aspect. The open-plan design really helps create a functional layout. The kitchen is fitted with a range of integrated appliances.

The principal bedroom is a good size double and bedroom two is also a double with a window to the front aspect.

The bathroom is well fitted with a white suite, including w/c, wash hand basin, bath and separate shower cubicle.

Single Garage in nearby block.

Leasehold Detail – 104 yrs remaining on a 125 yr lease

Ground Rent - Circa £150 p/a

Service Charge - Circa £1300 p/a

## Summary:

- Well-presented first floor flat
- Two double bedrooms
- Fitted kitchen with a range of integrated appliances
- Excellent size living room with large picture window
- Bathroom with bath and separate shower cubical
- Single garage in a nearby block
- 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.

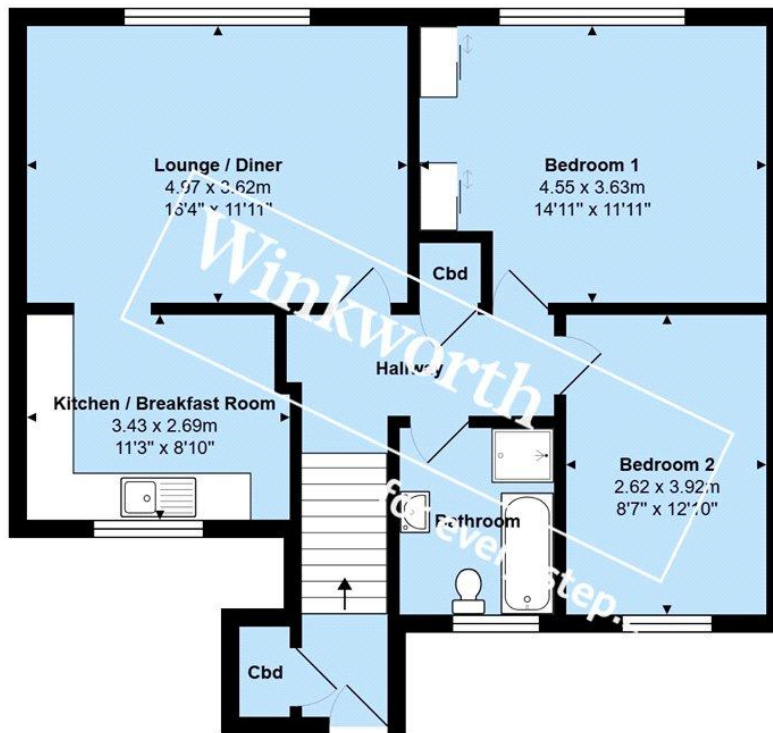
**Broadband Availability\*** – Ultrafast available up to 1000mbps

**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

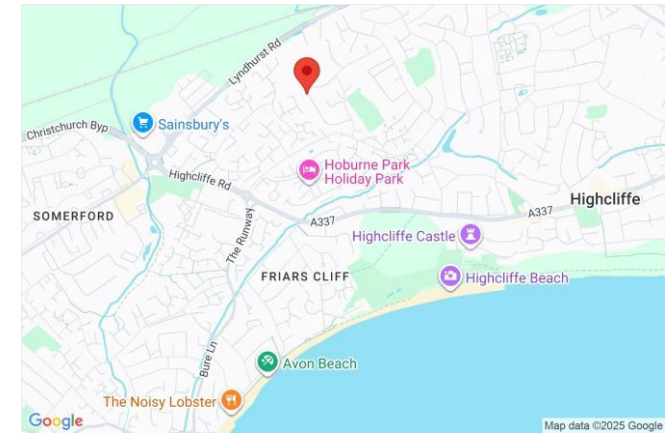






Total Area: 72.5 m<sup>2</sup> ... 781 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A	77 C	80 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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