



Flat 1 Edwards Court, 9-11 Wortley Road, Highcliffe, BH23 5DR

£359,950 *Leasehold*

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A spacious ground floor three bedroom apartment located only one road back from Highcliffe's main high street, Lymington Road. Edwards Court is a well maintained block with attractive gardens, visitors' parking and garages.

KEY FEATURES

- A spacious ground floor apartment with private patio
- Three bedrooms, one with en-suite shower room
- Separate kitchen with integrated appliances
- Good size living room with access to patio
- Family bathroom
- Garage in a block and residents' parking
- Offered with No Forward Chain



Highcliffe

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DESCRIPTION

The apartment is accessed via a well-presented communal hallway.

The property's inner hallway leads to all principal rooms, there are two large storage cupboards in the hall.

The living room is a good size with a southerly aspect bay window and access to the private patio.

The separate kitchen is well fitted with a range of integrated appliances.

There are three double bedrooms, with the principal benefitting from fitted wardrobes and en-suite shower room. Bedroom three, although a double bedroom, could make a superb dining room or study if desired.

The family bathroom completes the accommodation.

Outside there is residents' parking and a single garage in a block.

Tenure: Leasehold

Term: 98 year and 4 months

Service Charge: £2400 per annum

Ground Rent: £296.81 Annually (subject to increase)

Note: The block is managed by the residents of Edwards Court.





LOCATION

The property is situated in a convenient location with the village of Highcliffe just 0.1 miles away which offers an array of cafes, restaurants, shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

The beautiful Highcliffe beach and unspoilt coastline is 0.3 miles away, and the New Forest National Park is 4 miles away offering some of the country's most stunning countryside interwoven with ancient woodlands

Hinton Admiral train station is 1.7 miles away, providing services along the Weymouth to London line.

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

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/HIG260062>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Council Tax Band: E

EPC rating: C

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

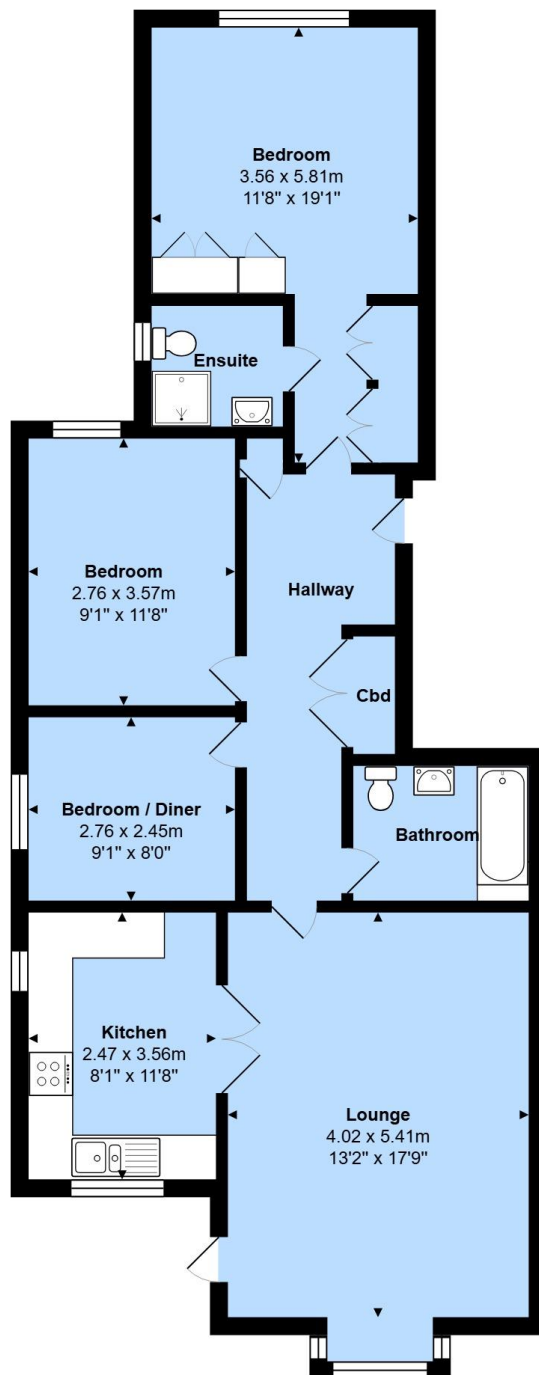
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 5500mbps

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Total Area: 86.2 m² ... 928 ft²

All measurements are approximate and for display purposes only



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