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50 MANNING AVENUE, HIGHCLIFFE BH23 4PW PRICE OFFERS IN EXCESS OF £250,000 SHARE OF FREEHOLD

Winkworth

for every step...



# A beautifully presented two double bedroom ground floor apartment.

50 Manning Avenue, Highcliffe BH23 4PW  
Price Offers in Excess of £250,000 Share of Freehold

01425 270 055  
highcliffe@winkworth.co.uk

## 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 and a supermarket with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

Hinton Admiral, a mainline train station, is circa \*1.4m away, with a regular service to Bournemouth, Southampton, and London Waterloo.

Highcliffe and surrounding area benefits with some of the area's most beautiful sandy beaches and coastline, circa \*1.3m to Highcliffe Beach.

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:

A beautifully presented two double bedroom ground floor apartment. Having been recently updated the property offers turnkey accommodation in a quiet and convenient location.

The flat has its own front door leading into an entrance hall with excellent storage cupboard space.

The kitchen has a window to the front aspect, having recently been fitted it offers a modern design with a functional layout and a range of integrated appliances.

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

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

The bathroom has also been newly fitted, offering an attractive suite, w/c, wash hand basin, large wall mounted vanity unit and a large airing cupboard.

Single Garage in nearby block.

## Lease Detail:

Share of Freehold

Lease Length - Approx. 960 years remaining

Service Charge - Currently circa £1200 p/a

Ground Rent - N/A

## Summary:

- A beautifully presented ground floor apartment in turnkey condition
- Two double bedrooms
- Modern fitted kitchen with integrated appliances
- Large lounge with picture window overlooking communal gardens
- Bathroom with newly fitted suite
- Single garage in a block
- Share of freehold
- 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.

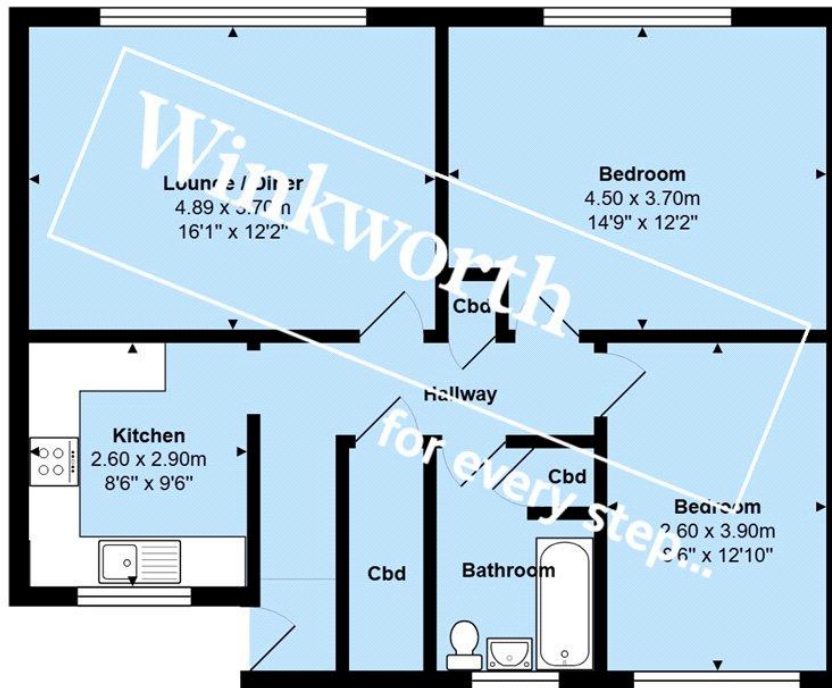
**Broadband Availability\*** – Ultrafast available up to 1000mbps

**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

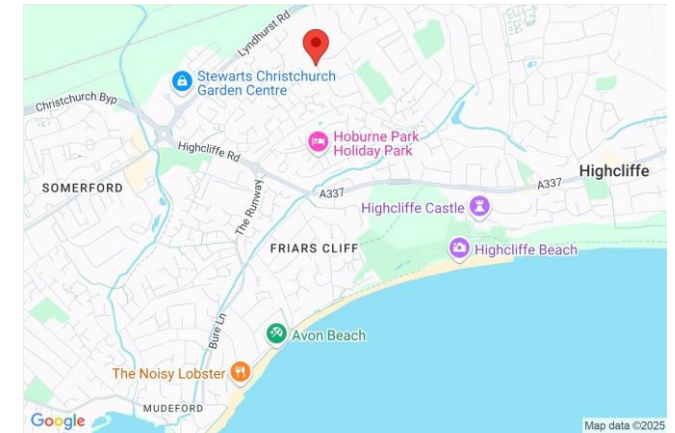






Total Area: 68.3 m<sup>2</sup> ... 735 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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