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FLAT 1 BUCKINGHAM COURT, WATERFORD PLACE, HIGHCLIFFE BH23 5HX **GUIDE PRICE £199,950 LEASEHOLD**

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A two-bedroom ground floor apartment, only a short level walk of the sea front and the village amenities.

Flat 1 Buckingham Court, Waterford Place, Highcliffe BH23 5HX

Guide Price £199,950 Leasehold

01425 270 055

highcliffe@winkworth.co.uk

Situation:

The property is situated in a convenient location with the village of Highcliffe c.*0.2 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 circa *0.3 miles away, and the New Forest National Park, circa *4 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral, a mainline train station, is c.*1.6 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

Source *Google Maps

Description:

Buckingham Court is set within a small development of apartments, all surrounded by well tended communal gardens.

The flat is accessed via the communal hallway, the entrance to the flat is spacious, and has a range of fitted cupboards providing a rare amount of storage for a two bedroom flat.

Living room, with a large picture window overlooking the well kept gardens.

The kitchen has a mix of cream base and wall units. There is a freestanding electric oven and space and plumbing for a washing machine. There is also a fitted breakfast bar.

The principal bedroom is a sizable double with a fitted double wardrobe. The second is a single, again with a fitted wardrobe.

The shower room is made up of a white suite, including wc, sink, and shower.

The property benefits from double glazing though-out and gas central heating.

Garage in a nearby block.

No Forward Chain.

Lease: 139 yrs remaining

Service charge: £1,200 pa

Summary:

- Ground floor apartment only a short walk to the sea front
- Two bedrooms
- Shower room
- Fitted kitchen with a fitted breakfast bar
- Living room
- Garage in nearby block
- BCP Council Tax Band C

Useful Information

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

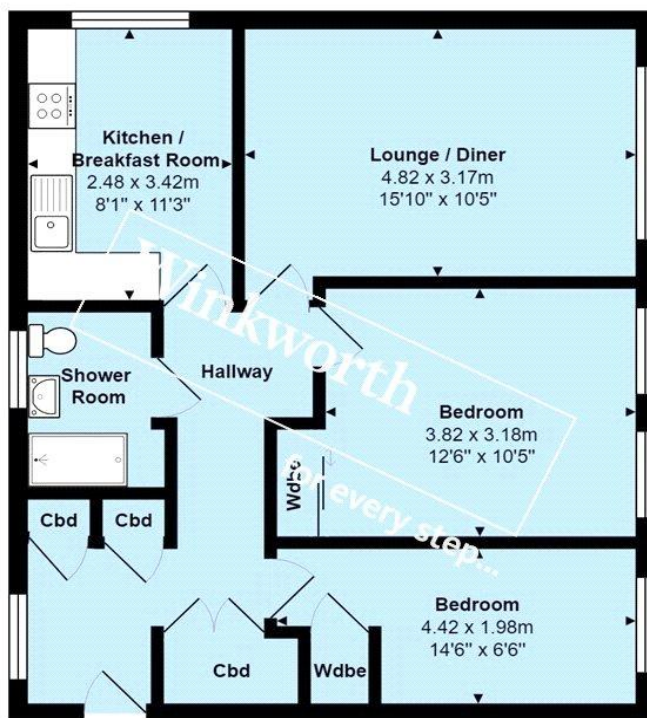
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

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: 64.8 m² ... 697 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Highcliffe | 01425 270 055 | highcliffe@winkworth.co.uk

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