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FLAT 10 EDWARDS COURT, WORTLEY ROAD, HIGHCLIFFE BH23 5DR PRICE £335,000 LEASEHOLD

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A spacious first floor apartment located only one road back from Highcliffe high street.

Flat 10 Edwards Court, Highcliffe BH23 5DR

Price **£335,000 Leasehold**

01425 270 055

highcliffe@winkworth.co.uk

Situation:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short walk of the property are some of the area's most beautiful sandy beaches and coastline. The village of Highcliffe offers an array of cafes, restaurants, shops and a supermarket with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

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.

Description:

A spacious first floor apartment located only one road back from Highcliffe high street. Edwards Court is a well maintained block with attractive gardens, visitors parking and garages.

The apartment is accessed via a well-presented communal hallway, with stairs and a lift taking you to the first floor.

The properties 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 balcony.

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

Both bedrooms are good size doubles, with the principle benefitting from fitted wardrobes and en-suite shower room.

The family bathroom completes the accommodation.

Outside there is residence parking and a single garage in a block.

Lease Details:

Lease - 125 years from 24 June 2000

Ground Rent - Approx. £458 per annum

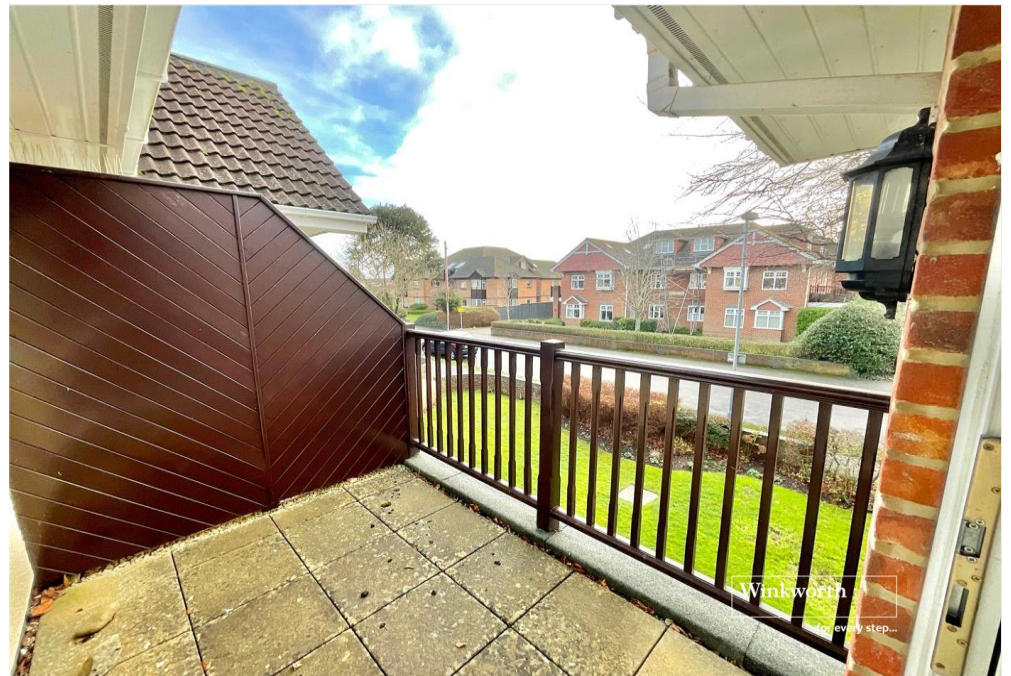
Service Charge - Approx £2100 per annum

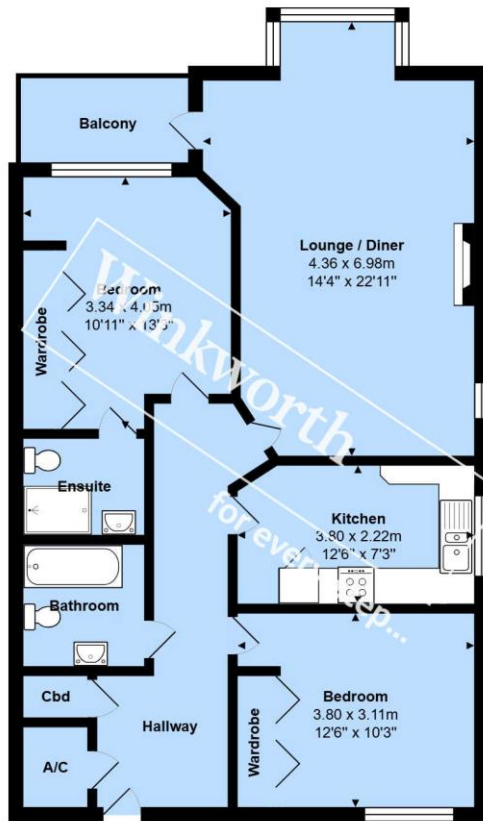
Summary:

- First floor apartment with lift
- Two double bedrooms
- Fitted kitchen
- Lounge with access to balcony
- Two bathrooms
- Visitors parking
- Garage in a block
- BCP Council tax band E
- Offered with No Forward Chain

Directions:

From the Highcliffe Office turn right and continue on Lymington Road to the traffic lights. At the traffic lights turn right onto Waterford Road. Take the first right onto Wortley Road and the flats can be located further down on the right hand side.





Total Area: 81.9 m² ... 882 ft² (excluding balcony)
 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	81	81
(69-80) C		
(55-68) D		
(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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