



2  1  1  EPC = D

FLAT 4 BUCKINGHAM COURT, WATERFORD PLACE, HIGHCLIFFE BH23 5HX **PRICE £235,000 LEASHOLD**

Winkworth

for every step...

A bright, and very well presented two bedroom first floor flat.

Flat 4 Buckingham Court, Highcliffe BH23 5HX

Price £235,000 Leasehold

01425 270055

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 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.

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

Description:

A bright, modern and very well presented two bedroom first floor flat (no lift) in this superb location, between Highcliffe beach and village.

Spacious entrance hall with generous range of storage cupboards.

Good sized living/dining room with large picture window enjoying an attractive outlook onto the well maintained garden areas.

Kitchen is well fitted with a range of wall and base units. There is space and plumbing for all kitchen white goods and appliances.

There are two bedrooms both with fitted cupboards, the principal bedroom is a good size double bedroom.

The shower room has a modern suite with electric shower over bath.

Garage in block with visitors parking space.

Lease length - approximately 140 years remaining

Service Charge & Ground Rent combined - approximately £1,100 PA, with right to manage.

Summary:

- A modern first floor apartment (no lift)
- Two bedrooms
- Fitted kitchen/breakfast room
- Bathroom
- Reception room
- Garage in a block
- Visitors parking space
- BCP Council tax band C

Useful Information

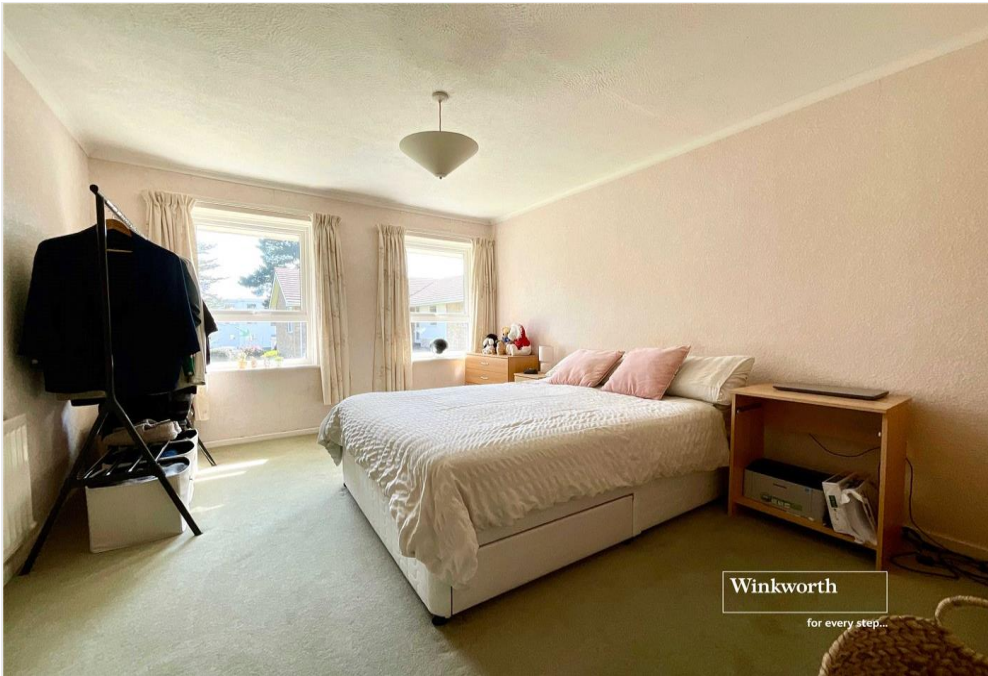
Services – Mains Gas, Mains Electric, Mains Water & Drainage

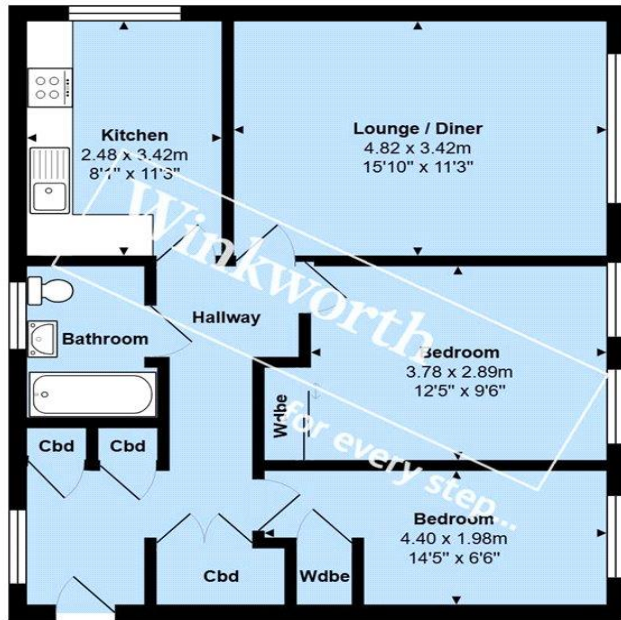
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Superfast available up to 80mbps

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: 62.8 m² ... 676 ft²
All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk

