



Winkworth
for every step...

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FLAT 6 GROSVENOR COURT, HIGHCLIFFE BH23 5LU PRICE £175,000 LEASEHOLD

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A well-positioned one bedroom flat, located just a few hundred yards for the High Street and Chewton Bunny.

Flat 6 Grosvenor Court, Highcliffe BH23 5LU **01425 270 055**
Price £175,000 **Leasehold** 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 two supermarkets 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:

An extremely well positioned first floor one bed flat offered in pristine condition throughout. Located only a short walk to Highcliffe village and a short stroll through Chewton Bunny leads you to the simply beautiful Highcliffe beaches.

Approached via the communal entrance. The stairs lead to the first floor where the flat can be found.

On entering the flat there is an entrance hall leading to the open plan, living space, bathroom and utility cupboard.

The open plan living room is super-size, and the kitchen area is well fitted with a range of wall and base units and integrated cooking appliances. The room flows into a dining and living area with a large picture window on the south elevation.

The bedroom is a comfortable double with space for a wardrobes and dressing table.

The family bathroom has been recently refitted with a modern white suite with window to the East elevation.

The utility cupboard which houses the gas fired central heating boiler, hot water cylinder and space and plumbing for a washing machine. The cupboard also provides ample storage space which is so rare in these types of apartments.

The property benefits from attic space which is accessed via the utility cupboard.

Outside there is residence parking on a first come first serve basis, private storage cupboard and a communal washing line.

An ideal investment property or first time purchase.

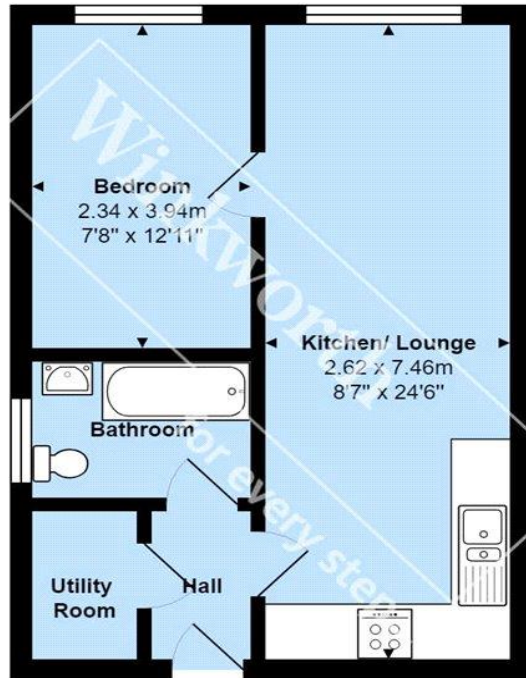
Summary:

- First floor flat
- 1 bedroom
- Kitchen/lounge
- Bathroom
- Residents parking
- Leasehold
- Service charge £1,180 pa
- Ground rent £50 pa
- Lease Length 150 years
- BCP Council tax band B

Description:

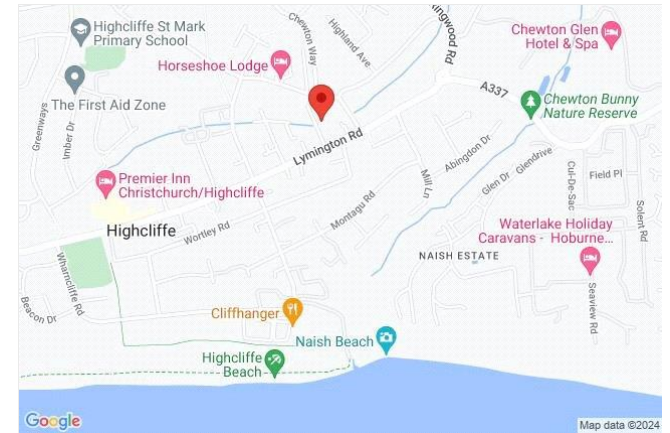
From the Highcliffe office turn right and continue on Lymington Road. Take the fourth turning left onto Holme Road and Grosvenor Court can be located on the right hand side.





Total Area: 38.2 m² ... 411 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	74
(55-68)	D	69
(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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