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FLAT 6 CARISBROOKE COURT, HIGHCLIFFE BH23 5HZ **PRICE £245,000 LEASEHOLD**

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# Spacious first floor apartment within this small development close to the cliff top and high street.

Flat 6 Carisbrooke Court, Highcliffe BH23 5HZ

Price **£245,000 Leasehold**

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## 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:

A bright, modern and very well presented two double bedroom first floor flat in this superb location, equidistant Highcliffe beach and village.

Spacious entrance hall with generous range of storage cupboards and cupboard housing boiler.

Good sized living room providing ample space of living and dining and features a large picture window.

Two double bedrooms both with fitted wardrobes.

Kitchen/breakfast room is modern with range of wall and base units with built in fridge freezer and slimline dishwasher, electric AEG oven and hob.

Modern shower room with white suite.

Garage in block and visitors parking space.

Lease length – 187 years remaining

Service Charge – approx. £1,500 PA

## Summary:

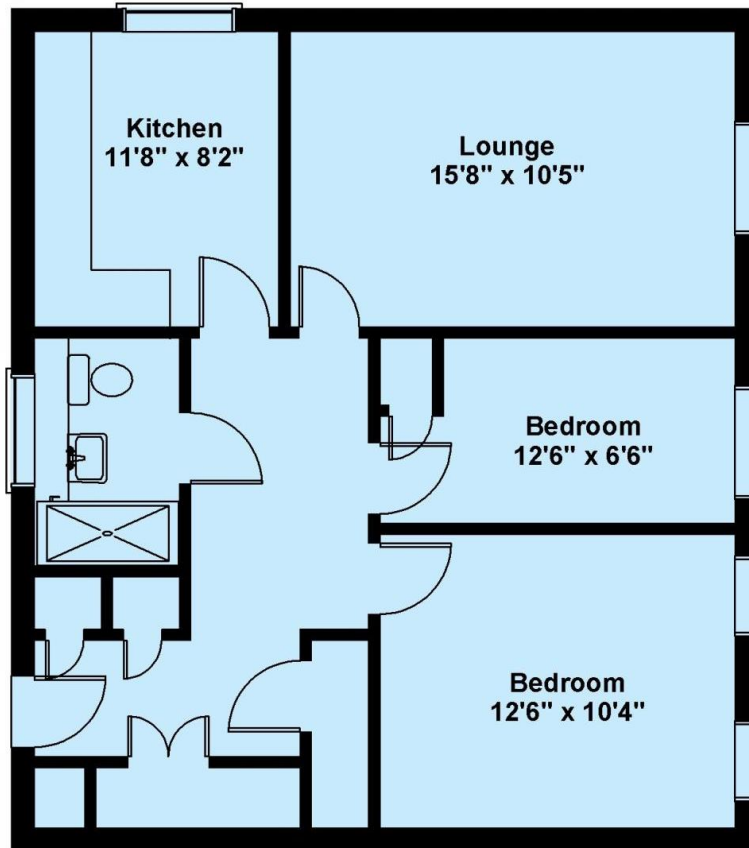
- Two double bedrooms
- Kitchen
- Lounge/diner
- Shower room
- Garage
- Gas Central Heating
- Central Location
- BCP Council tax band C

## Directions:

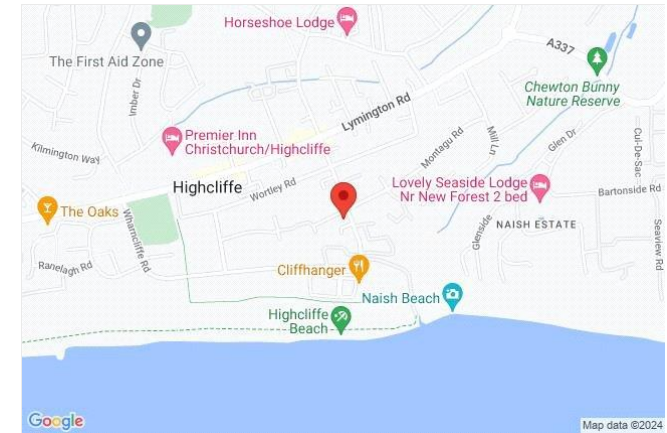
From the Highcliffe office turn right and continue on Lymington Road to the traffic lights. Turn right at the lights and continue on Waterford Road. Take the second turning left onto Waterford Place where the block can be located on the left.








SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>78</b>
(55-68)	<b>D</b>	<b>66</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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