



Winkworth
for every step...

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8 PALMA COURT, WHARNCLIFFE ROAD, HIGHCLIFFE, DORSET, BH23 5UB - £395,000 SHARE FREEHOLD

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A beautiful second floor apartment with stunning Sea views from every room.

Flat 8, Palma, Wharnccliffe Road, BH23 5UB
£395,000 SHARE FREEHOLD

01425 270 055
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Situation:

The property is situated in a convenient location with local High Street 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.

Description:

Palma court is a block of 12 apartments located on the prestigious Wharnccliffe Road, the block has attractive communal gardens leading to the cliff top affording simply breathtaking sea views with the Isle of Wight

and the Needles off to the East and with Mudeford Quay to the West.

This apartment is located on the second floor (with lift) and all rooms benefit from delightful sea views

As you enter the apartment, a spacious inner hall has doors off to all rooms, as well as a large cloaks cupboard.

The living room is a generous size, there is ample space for living and dining, with patio doors leading to the southerly facing balcony giving those sea views.

The well fitted kitchen has work surfaces to two walls, with oven, electric hob, space and plumbing for a washing machine and fridge freezer.

There are two double bedrooms with large windows framing the marvellous views. The master bedroom has a range of fitted wardrobes.

The family shower room has recently been updated to a tasteful shower room with large walk-in shower. There is also a separate w/c.

The property also benefits from a underground parking space, and use of communal gardens.

Summary

- Stunning Sea Views
- Lift to all floors
- Two double bedrooms
- Large living room
- Private Balcony
- Kitchen
- Shower Room & Separate W/C
- Underground Parking
- Council Tax Band "D"

Leasehold Details

- Share of Freehold
- Service Charge: approx. £3000pa
- No Pets

Directions

From the Highcliffe office turn left onto Lymington Road and take the first left onto Wharnccliffe Road, follow past the recreation ground, as the road follows to the left, Palma Court can be found on your right hand side.



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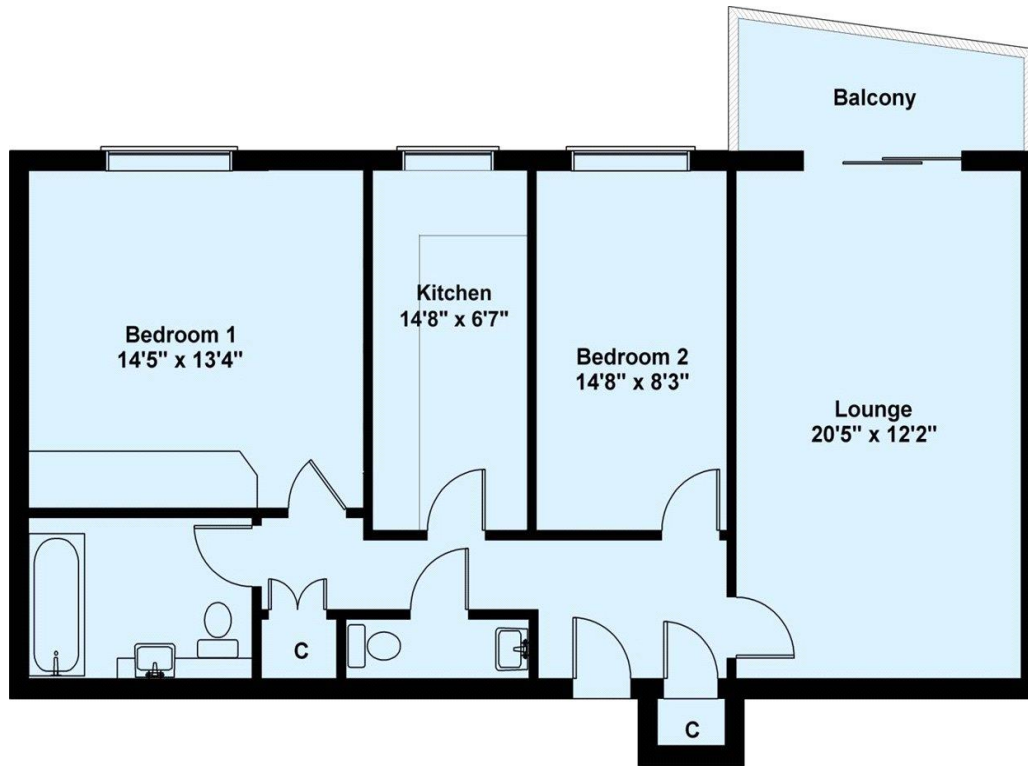
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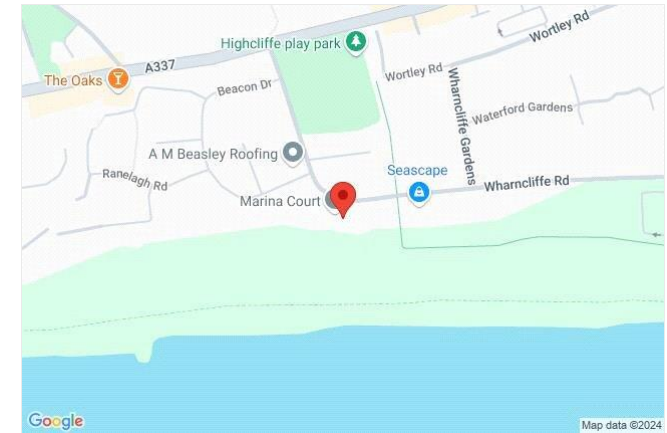
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SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 65 | |
| (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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