

Flat 4 Halyard Court, 267 Lymington Road, Highcliffe BH23 5FW

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£289,950 *Leasehold*

A large two double bedroom, two bathroom first floor apartment with an appealing design and convenient amenities close to hand, perfect for modern living.

KEY FEATURES

- Large first floor apartment with lift
- Two double bedrooms, one with en-suite shower room
- Family bathroom
- Large open plan kitchen/living room, kitchen with integrated appliances
- Allocated parking space





Highcliffe

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DESCRIPTION

Situated in a well-maintained building with a lift and stairs to all floors for easy access.

The large open plan kitchen/living room is the hub of the flat, with the kitchen being well fitted with modern grey wall and base units, integrated appliances including; Oven, Hob, Fridge/Freezer, Dishwasher and Washer Dryer. The living room is a great size and benefits from a large southerly picture window.

There are two large double bedrooms, the principal benefits from a superb en-suite shower room. There is also an additional luxurious family bathroom.

The property benefits from an allocated parking space.

Pets are allowed subject to freeholder's consent.

Tenure: Leasehold
Term: 118 years and 11 months
Service Charge: £2,200 per annum
Ground Rent: £125 Annually (subject to increase)







LOCATION

The property is situated in the heart of the village of Highcliffe which has a selection of cafes, restaurants, shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

The beautiful Highcliffe beach and unspoilt coastline is *0.5 miles away, and the New Forest National Park, *3.7 miles offering some of the country's most stunning countryside interwoven with ancient woodlands

Hinton Admiral train station, is *1.3 miles providing services along the Weymouth to London line.

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

For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/MUS260019

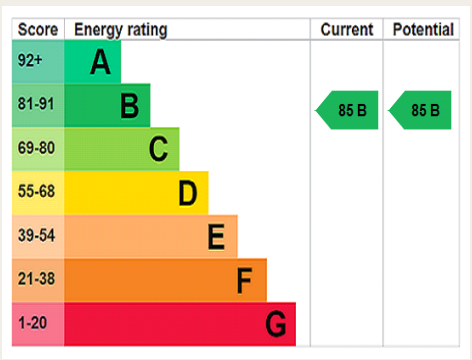
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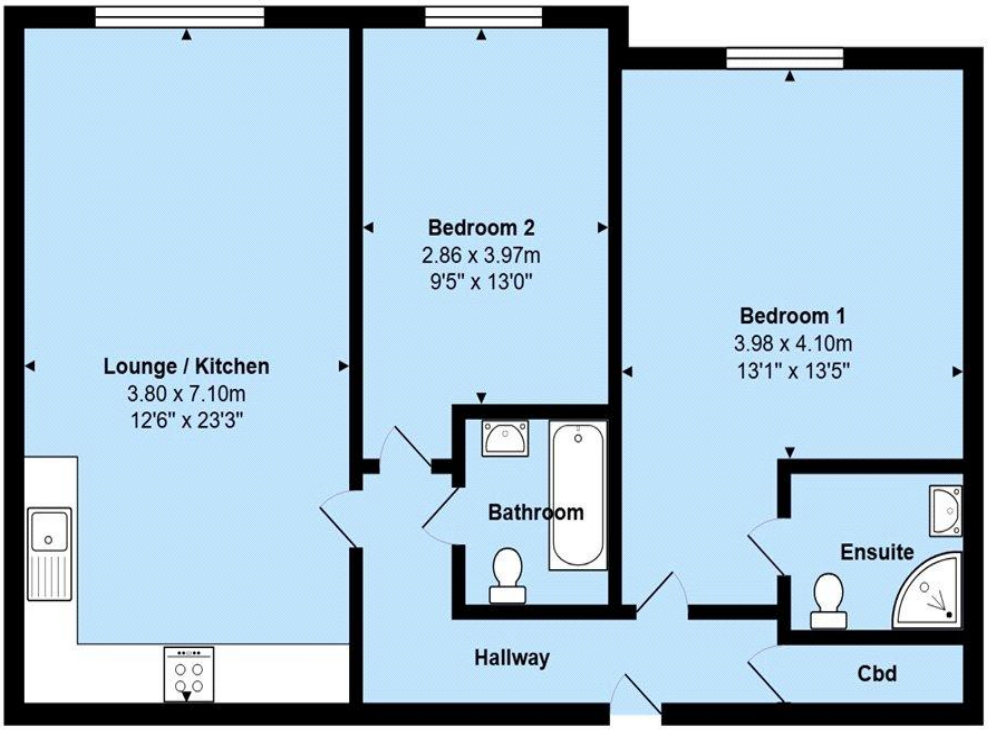
MATERIAL INFO

Council Tax Band: C
EPC rating: B

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* – Ultrafast available up to 5500mbps
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: 76.0 m² ... 819 ft²

All measurements are approximate and for display purposes only

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