

Flat 4, Belvedere, 6 Wortley Road,  
Highcliffe, Christchurch, BH23 5DT

Asking Price **£285,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

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# No chain... Two bed ground floor flat with south facing patio...

NO CHAIN. TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH SOUTH FACING PATIO, GARAGE AND EN-SUITE TO MASTER. SHORT WALK TO SHOPS AND THE BEACH, SET IN WELL MAINTAINED GROUNDS.

Entrance via well-kept communal hall, with a private door to the property.

A spacious and bright entrance hall with two useful storage cupboards, and doors to the accommodation.

The dual aspect sitting room faces south and has sliding doors that lead out on to a patio that overlooks the private communal gardens at the rear.

The kitchen diner has plenty of cupboards and drawers. There is a combination of built in appliances with space for others, and there is room for a table and chairs.

Both bedrooms are double rooms, and both have built in wardrobes. The master bedroom has an en-suite shower room comprising a shower cubicle, inset WC and wash hand basin, has tiled walls and a heated towel rail.

The main bathroom comprises a bath with shower attachment, inset wash hand basin and WC, has part tiled walls and a heated towel rail.

## Outside

Belvedere is set in attractive and well maintained grounds. the property is conveyed with a garage which is located at the rear of the development.

## Tenure and Maintenance

We understand the property is Leasehold and has the remainder of an original 125 year lease which commenced in 1995.

We understand an annual Maintenance Charge is payable which amounts to approximately £1,753.18 of which £367.50 goes into the reserve fund.

There is a ground rent of approximately £234.00 per annum.

Council tax band E.



## KEY POINTS

- No chain
- Ground floor
- South facing patio
- Garage and additional parking
- Close to High street and the beach
- Two double bedrooms with fitted wardrobes
- En-suite shower room to master bedroom



**Approximate total area<sup>1)</sup>**

815.69 ft<sup>2</sup>  
75.78 m<sup>2</sup>

**Balconies and terraces**

168.89 ft<sup>2</sup>  
15.69 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

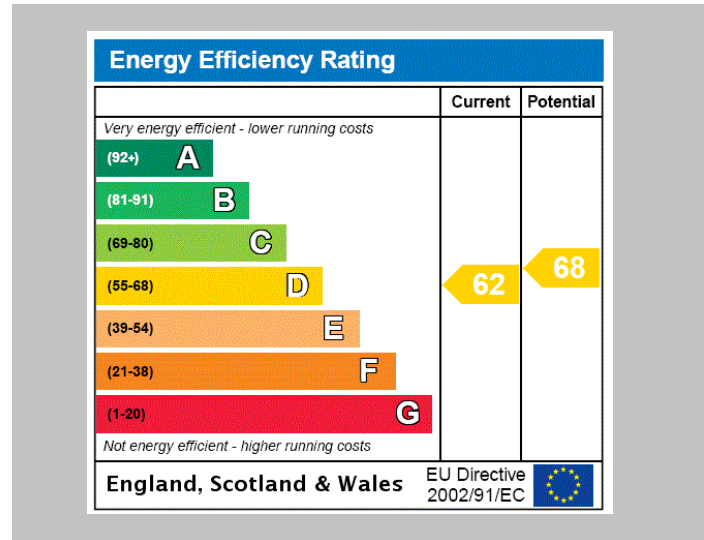
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