

Flat 18, Newtown House, Waterford Road,
Highcliffe, Dorset, BH23 5JW

£269,950



Bedrooms



Living



Bathroom



Parking



EST
1992

THE PROPERTY PROFESSIONALS
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A stylish one bedroom 2nd floor flat close to the beach...

A ONE BEDROOM 2ND FLOOR FLAT IN NEWTOWN HOUSE, A STYLISH MODERN DEVELOPMENT SUPERBLY SITUATED IN THE HIGHLY DESIRABLE LOCATION OF HIGHCLIFFE. COMPLETED TO AN EXCEPTIONALLY HIGH STANDARD THROUGHOUT AND DESIGNED TO THE HIGHEST QUALITY BOTH EXTERNALLY AND INTERNALLY.

Spacious entrance hall with doors leading to accommodation.

A stunning open plan kitchen / living / dining room with part vaulted ceiling and sliding doors opening to a westerly facing balcony. The room comfortable fits two sofas and a dining table and chairs, along with additional furniture.

Beautifully appointed kitchen with contrasting wood and matt white eye and base level units with quartz work tops. Integrated appliances including Bosch oven, electric hob and microwave, dishwasher, washer dryer and fridge freezer, with space for a tumble dryer. Cupboard houses combi gas boiler. Additional window provides plenty of natural light, and useful storage has been created, accessed via two hatches.

The double bedroom has built in wardrobes, and the very smart bathroom comprises a bath with shower over, with shower screen, a wash hand basin in vanity drawer, and a WC. The white suite is complimented by black fittings including a

heated towel rail, and other features include tiled walls and floor, and a wall mounted illuminated vanity cupboard with mirror.

Outside

The apartment is conveyed with one allocated parking space. It is ideally located under cover, directly opposite the rear entrance to the building. Here you have access to the internal bin store and bicycle lock up.

Tenure and Maintenance

We understand that the property benefits from a share in the freehold therefore no ground rent is collected.

We understand an annual maintenance charge is payable which amounts to approximately £990 and includes buildings insurance.

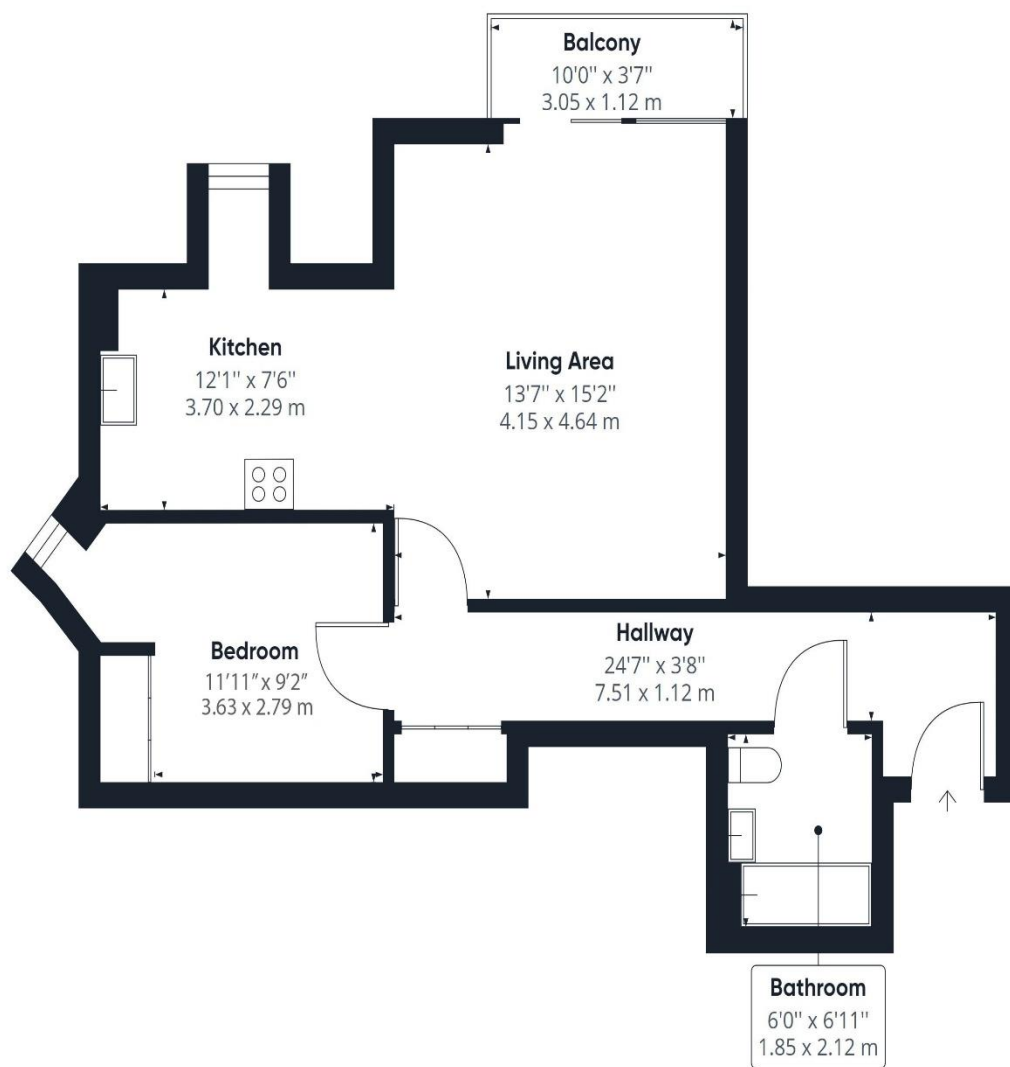
Pets are allowed with permission.

Council tax band C.



KEY POINTS

- Westerly facing balcony
- Allocated parking space
- Share of the freehold
- Fitted wardrobes to master
- Gas fired underfloor heating
- Lift and stairs to 2nd floor



Approximate total area⁽¹⁾

574.93 ft²

53.41 m²

(1) Excluding balconies and terraces

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

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