

Flat 14, Kingsbere Gardens, 10 Haslemere  
Avenue, Highcliffe, Dorset, BH23 5BQ

Asking Price **£315,000**



Bedrooms



Living



Bathroom/WC



Parking/Garage



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1992

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# A re-configured and renovated three bedroom apartment...

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A RE-CONFIGURED AND RENOVATED THREE BEDROOM FIRST FLOOR APARTMENT WITH A WESTERLY FACING BALCONY AND A GARAGE. SITUATED IN A SOUGHT AFTER DEVELOPMENT SET IN WELL MAINTAINED AND ESTABLISHED GROUNDS, POSITIONED NOT FAR FROM A PATHWAY THAT LEADS TO THE HIGH STREET.

Well maintained and updated communal lobby accessed via secure telephone entry system. Stairs lead to the first floor.

There are three bedrooms, all double rooms, and two have fitted wardrobes. the master is unusually large measuring nearly 20ft in length.

The modern fully tiled bathroom comprises a bath with shower screen, waterfall shower head and separate removable shower attachment. Dual wash hand basins with storage under and vanity mirrors over, a WC and has a heated towel rail. There is an additional separate cloakroom which doubles as a very useful utility room providing space for the washing machine and tumble dryer.

The triple aspect open plan living / kitchen / dining space is great room and works really well. One side you have a modern kitchen comprising eye and base level units with cupboards and drawers including pan drawers and carousel corner cupboards. It has a range of integrated appliances and breakfast bar that can seat four people. A

large window in the lounge provides a pleasant outlook over the gardens on one side and a door leads onto the westerly facing balcony which has space for a table and chairs.

## Outside

The development is set in well maintained and attractive grounds. Laid to lawn with various established shrubs and surrounded by woodland.

A garage is conveyed with the property and is located at the back of the development, whilst parking bays at the front provide casual parking.

## Tenure and Maintenance

We understand that the property is sold with a share in the freehold therefore no ground rent is payable.

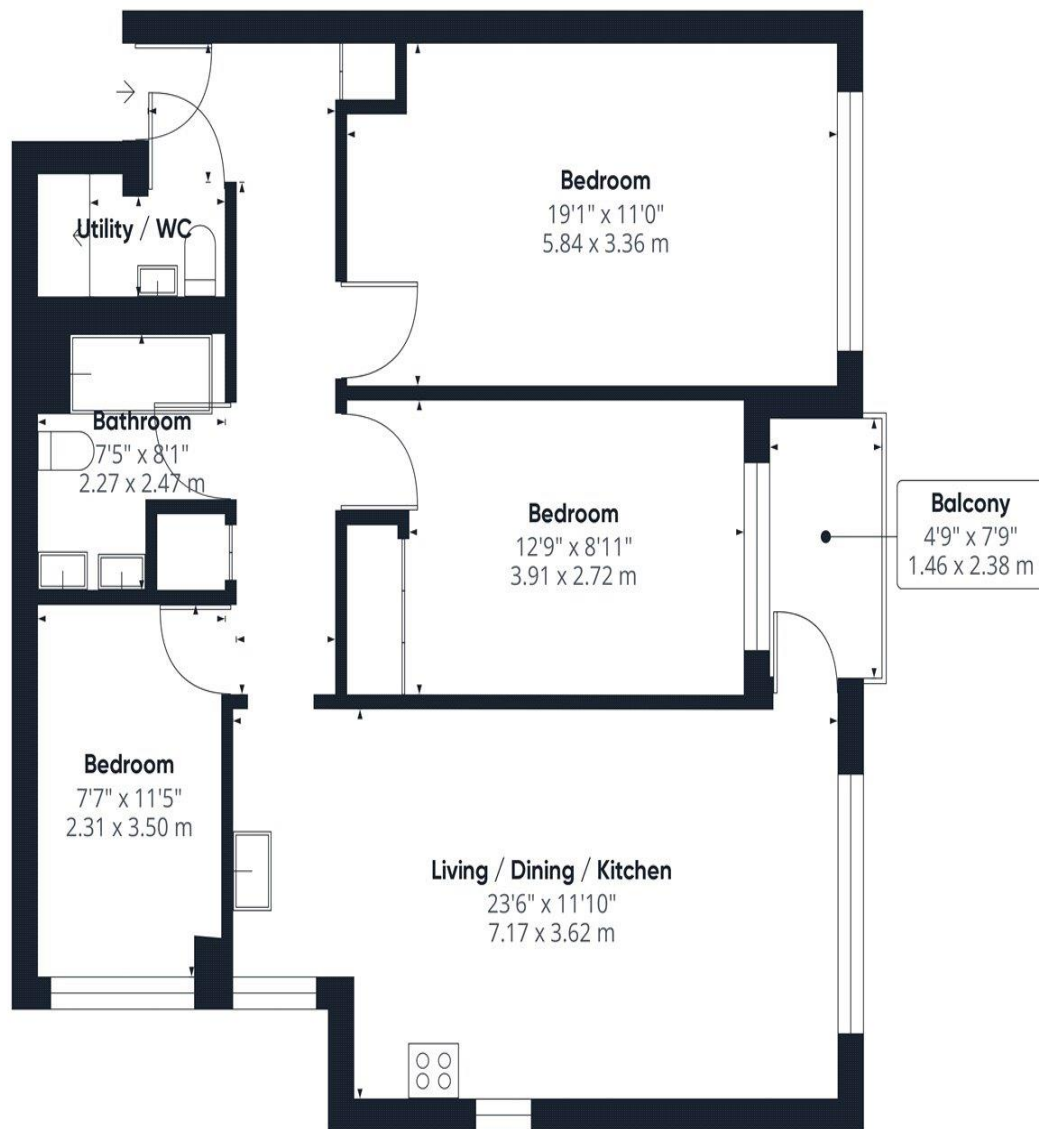
We understand an annual maintenance charge is payable which amounts to approximately £2100.

Council tax band D.



## KEY POINTS

- Three bedroom first floor apartment of nearly 900 sq. ft.
- Renovated throughout including a combi gas boiler
- Re-configured to create a 3rd bedroom and a super open plan living space
- Utility room with a WC
- Westerly facing balcony
- Allocated garage and parking



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

884.31 ft<sup>2</sup>

82.16 m<sup>2</sup>

(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.

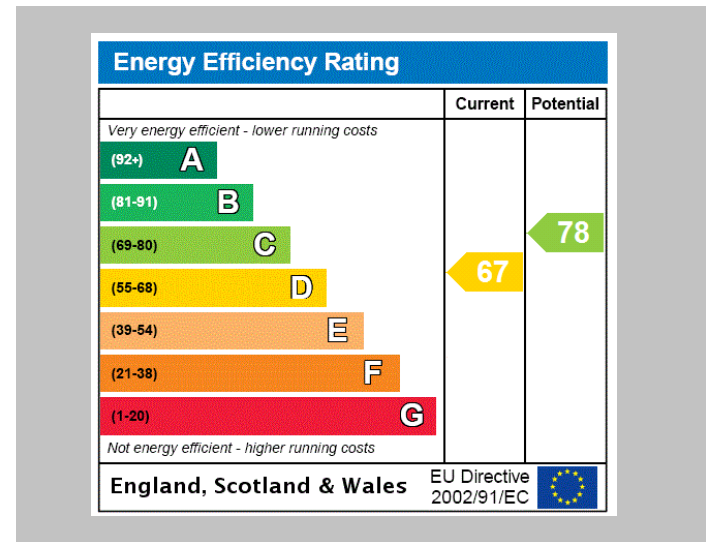
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