

Flat 28, High Pines, St. Georges Close,
Highclilffe, Dorset, BH23 4LN

Asking Price **£250,000**



2

Bedrooms



1

Living



2

Bathroom/WC



Y

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

'Well presented, two bedroom flat with a south facing balcony'

VERY WELL PRESENTED, TWO DOUBLE BEDROOM 2ND FLOOR FLAT WITH A SOUTH FACING BALCONY, GARAGE AND PARKING. LONG LEASE AND WITH NO CHAIN. SHORT WALK TO THE BEACH AND GOLF COURSE, AND NOT FAR FROM HIGHCLIFFE VILLAGE CENTRE.

Entrance at ground level via communal front door, with stairs leading to all floors.

From the inner hall, doors lead into the kitchen and lounge diner.

The kitchen comprises a range of eye and base level units with cupboards and drawers, with space for white goods and appliances. Part tiled walls and a useful storage cupboard.

Spacious L-shape lounge diner with sliding doors onto the south facing balcony where you have space for a small table and chairs and enjoy sunshine all day long whilst overlooking the gardens.

There are two double bedrooms, both with fitted wardrobes.

The modern shower room comprises a shower cubicle with electric shower, wash hand basin with vanity unit, and a WC. Tiled walls and floor, large heated towel rail, obscured glazed window and cupboard housing the hot water cylinder. Alongside the shower room is a separate additional WC with wash hand basin, also tiled with an obscured glazed window.

Outside

High Pines is set in generous and well maintained grounds, mainly laid to lawn with various established shrubs.

A garage is conveyed with the property and is situated by the entrance to the building. In addition, there is casual parking.

Tenure and Maintenance

We understand the property will have a remaining lease term of approx. 135 years.

Pets and holiday lets are NOT permitted.

We understand an annual maintenance charge is payable which amounts to approx. £1,902.75. This includes all water bills, and buildings insurance.

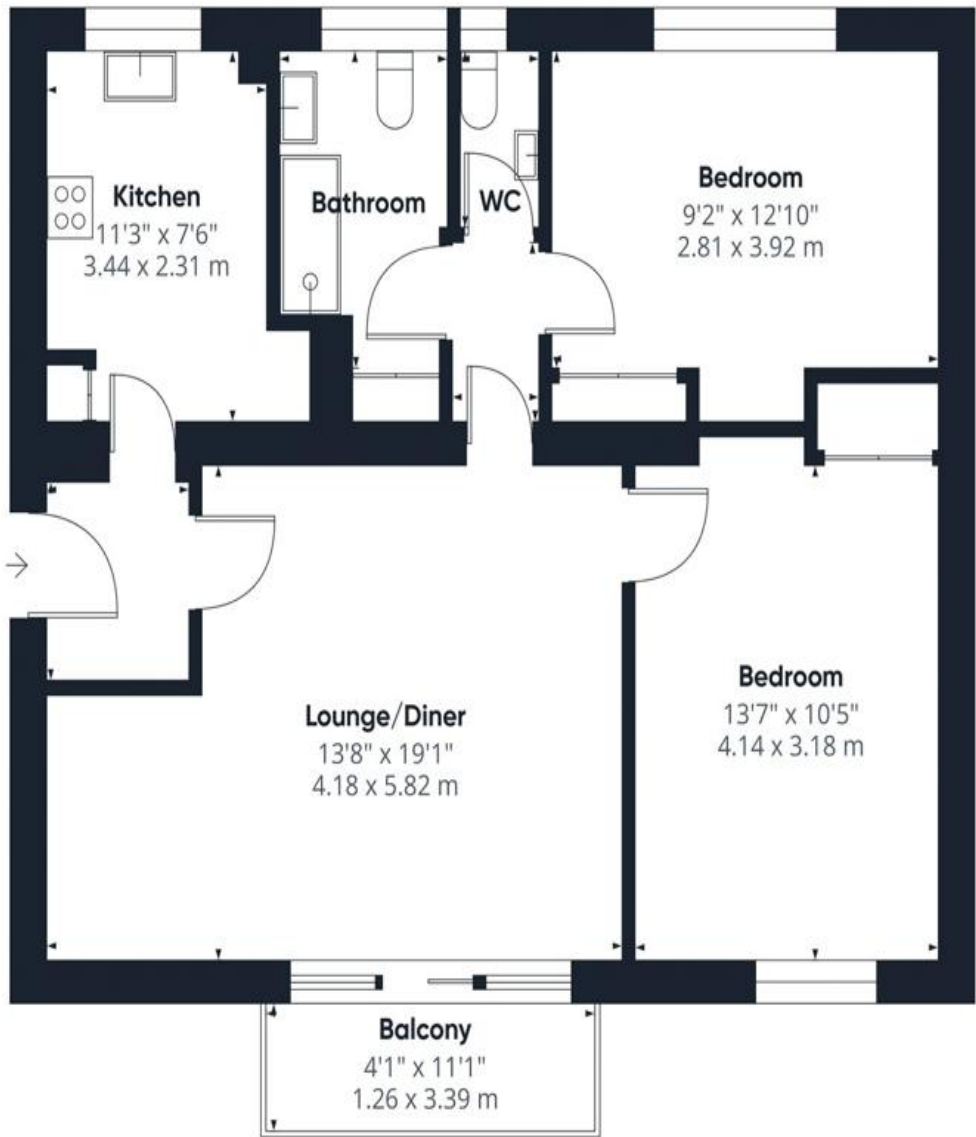
We understand that no ground rent is payable.

Council tax band C.



KEY POINTS

- 2nd floor apartment
- Well presented and modern throughout
- Two double bedrooms both with fitted wardrobes
- South facing balcony
- Garage and parking
- No chain
- Pleasant walk to the golf course and beach
- Long lease with no ground rent



Approximate total area^m

725 ft²
67.4 m²

Balconies and terraces

45 ft²
4.2 m²

(1) Excluding balconies and terraces

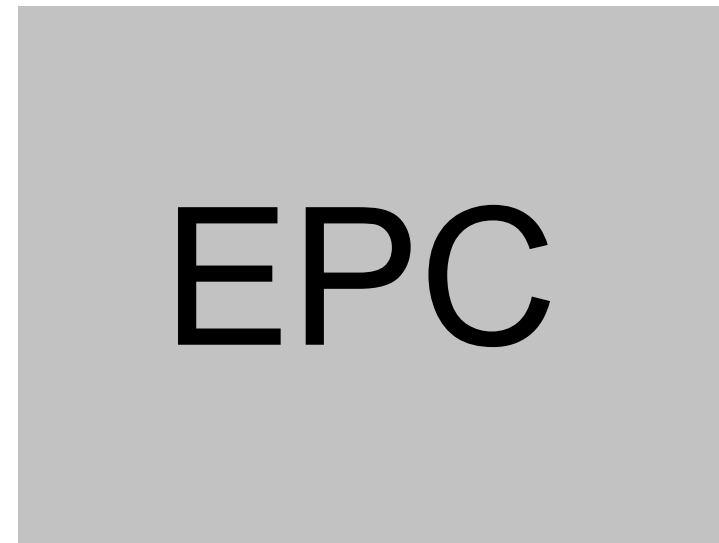
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Highcliffe 356 Lymington Road, Highcliffe, Christchurch, Dorset, BH1
01425 277773 | info@sladeshighcliffe.co.uk
Website www.sladeshomes.co.uk

