

Flat 5, Hoburne Court, Hoburne Gardens,  
Highcliffe, Dorset, BH23 4SN

Asking Price **£275,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

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Slades Estate Agents

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# Two bedroom, two bath, first floor flat with west facing balcony...

TWO DOUBLE BEDROOM FIRST FLOOR FLAT WITH WEST FACING BALCONY AND GARAGE. LIFT AND STAIRS TO ALL FLOORS. RENOVATED THROUGHOUT WITH EN-SUITE TO MASTER. COULD EASILY CREATE 3RD BEDROOM IF REQUIRED. SET IN LOVELY GROUNDS CLOSE TO SHOPS AND BUS STOPS, AND NOT FAR FROM THE BEACH.

From the communal entrance hall, stairs and a lift lead to the first and second floors.

The good size hallway has space for shoe and coat storage, doors lead to the kitchen and the lounge diner.

The modern kitchen comprises a range of eye and base level units with cupboards and drawers. Integrated appliances include fridge, freezer, washing machine, dishwasher, double oven and hob.

The spacious lounge diner is a bright room with both a window and large sliding doors leading onto the west facing balcony. Due to the size of this room, along with the additional window, it is quite simple to create a 3rd bedroom if required.

The airing cupboard houses the large Mega flow hot water cylinder, whilst still leaving plenty of space for storage.

The fully tiled bathroom comprises a bath with shower over and a shower screen. A wash hand basin with drawers, and a WC. It has an obscured glazed window and a heated towel rail.

Both double bedrooms have fitted wardrobes, and the master bedroom has a fully tiled en-suite comprising a shower cubicle, a WC, a wash hand basin, and has a heated towel rail.

## Outside

Set in well maintained communal gardens mainly laid to lawn with various established shrubs throughout.

The apartment is conveyed with its own private garage.

## Tenure & Maintenance

We understand the property is Leasehold with the remainder of a 125 year lease from 2017.

We understand an annual maintenance charge is payable which amounts to approximately £2,565.50, and this includes a proportion towards the reserve fund.

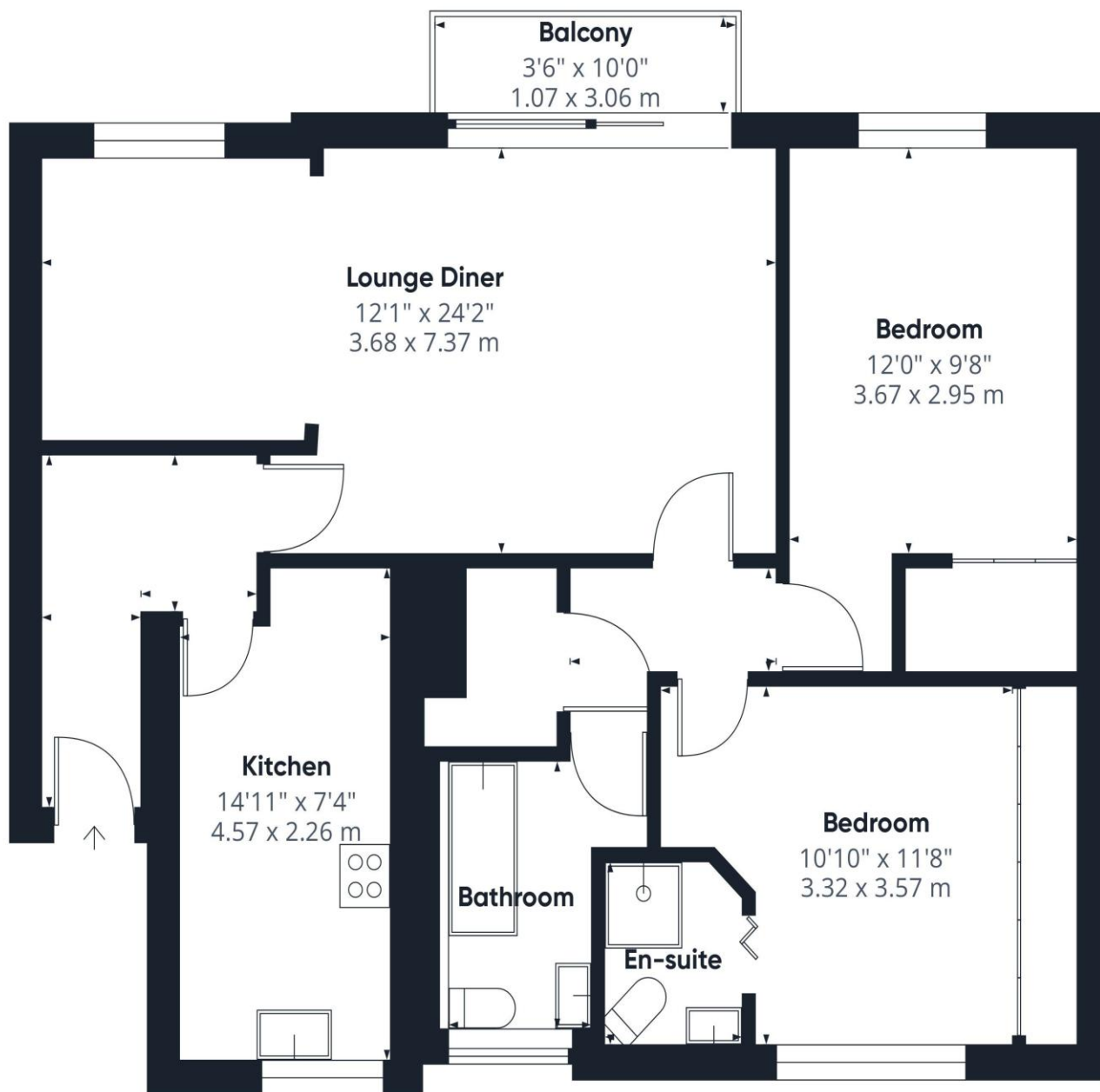
We understand that an annual ground rent is payable which amounts to £250.00.

Council Tax Band C.



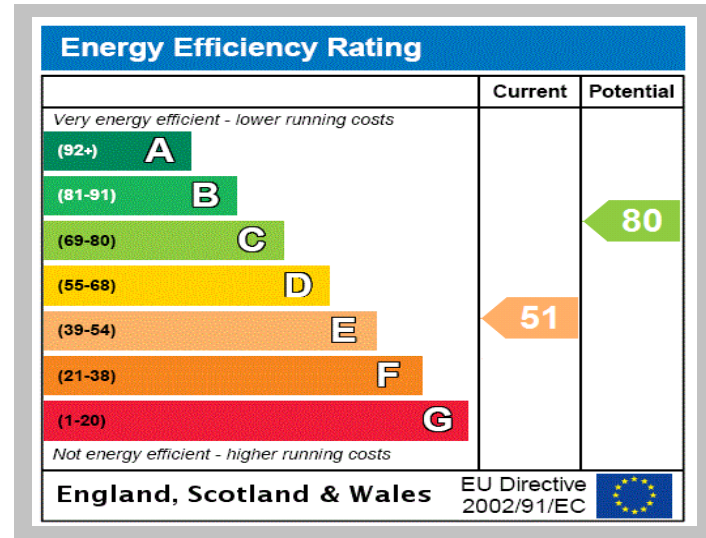
## KEY POINTS

- West facing balcony with a lovely outlook
- Garage
- En-suite to master bedroom
- Two double bedrooms with fitted wardrobes
- 3rd bedroom is simple to create if required
- Lift and stairs to all floors
- Close to local shop, bus stops and not far from the beach



**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.

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