

Flat 6, Merton Court, Waterford Road,  
Highcliffe, Christchurch, Dorset, BH23 5JP

Asking Price **£250,000**



2

Bedrooms



1

Living



1

Bathroom



Y

Parking/Garage



EST  
1992

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# 'Positioned ideally just back from the front line with a direct sea view'

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POSITIONED IDEALLY JUST BACK FROM THE FRONT LINE WITH A DIRECT SEA VIEW TOWARDS THE ISLE OF WIGHT. WELL-PRESENTED TWO DOUBLE BEDROOM APARTMENT WITH A SHARE IN THE FREEHOLD, A BALCONY, AND A GARAGE. SHORT WALK TO THE HIGH STREET AND BEACH. NO CHAIN.

Bright and airy entrance hall has a cloak cupboard, and doors leading to the accommodation.

The kitchen comprises a range of eye and base level units with cupboards and drawers. Integrated oven and hob. Space for the fridge freezer and the washing machine. Useful larder storage. A cupboard houses the gas combi boiler.

There are two double bedrooms. The master is particularly spacious and has built in wardrobes.

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

The lounge diner has an electric fireplace and

a space for a table and chairs. Door leads onto the balcony where you can enjoy the super view towards the Isle of Wight.

## Outside

The property is conveyed with a garage, and there is some further casual parking.

## Tenure and Maintenance

We understand the property owns a share in the freehold with the balance of a 999 year lease remaining, and no ground rent is payable.

We understand an annual maintenance charge is payable which amounts to approximately £1600.

Council tax band C.



## KEY POINTS

- Direct sea view towards the Isle of Wight from the balcony and master bedroom
- Two double bedroom 2nd floor apartment
- Share of the freehold
- Great location a short walk to the beach
- Close to the high street for shops, eateries and bus stops
- Garage and some casual parking



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

672 ft<sup>2</sup>  
62.4 m<sup>2</sup>

**Balconies and terraces**

40 ft<sup>2</sup>  
3.7 m<sup>2</sup>

(1) Excluding balconies and terraces

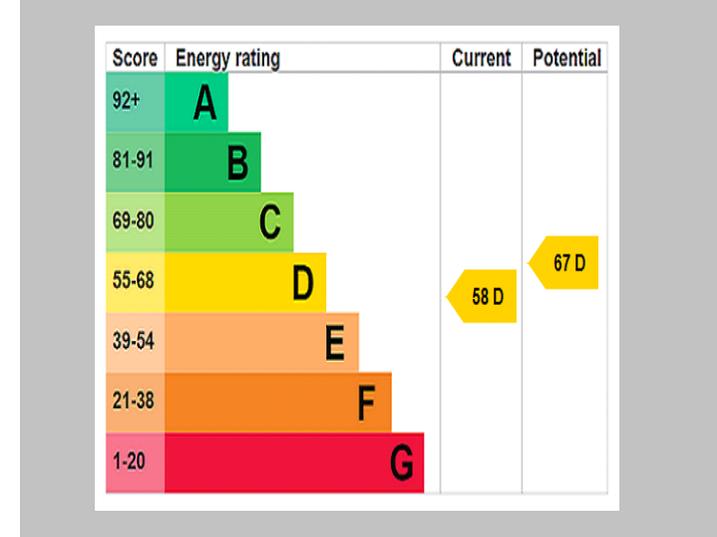
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



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