

4 Hoburne Gardens, Highcliffe, Dorset, BH23 4PP

Asking Price £250,000

 2

Bedrooms

 1

Living

 1

Bathroom/Ensuite

 Y

Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents



# 'Extensively renovated, two double bedroom ground floor flat'

AN EXTENSIVELY RENOVATED, TWO DOUBLE BEDROOM GROUND FLOOR FLAT WITH A PRIVATE ENTRANCE CLOSE TO LOCAL SHOP AND BUS STOPS. SMALL BLOCK OF JUST FOUR PROPERTIES WITH AN ALLOCATED GARAGE WITH ADDITIONAL OFF STREET PARKING AND COMMUNAL GARDENS.

Private front door into tiled hallway. Large storage cupboard and an additional cloak cupboard.

Spacious lounge diner with a large window overlooking the gardens at the rear of the building.

The kitchen comprises a range of eye and base level units with cupboards and drawers. Space for a fridge freezer, washing machine, tumble dryer and dishwasher. Integrated double oven and an inset hob. Cupboard houses the modern gas combi boiler.

The shower room has both a bath and a shower cubicle, a wash hand basin and inset WC. Fully tiled with an obscured glazed window and a heated towel rail.

Two double bedrooms, the master with a wall of fitted wardrobes.

## Outside

The property is conveyed with a garage which is located to the side of the building. Additionally, there is space to park a car in front of the garage.

Private communal gardens mainly laid to lawn and an allocated clothes drying area.

## Tenure & Maintenance

We understand the property owns a share in the freehold with the remainder of a 199 year lease from 2004.

We understand an annual maintenance charge is payable which amounts to approximately £1,440.

We understand that no ground rent is payable.

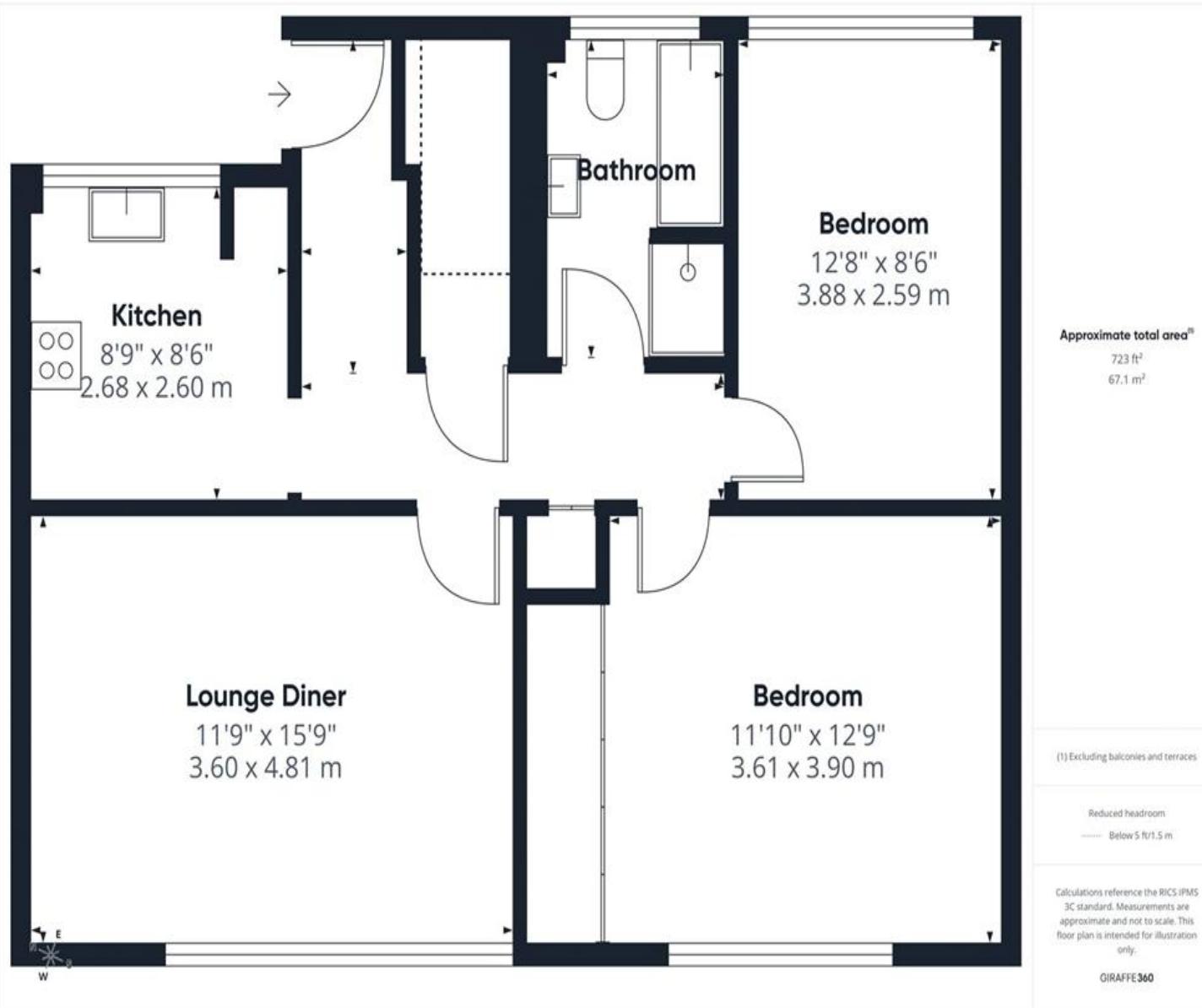
We understand that pets may be permitted upon request.

Council Tax Band B.

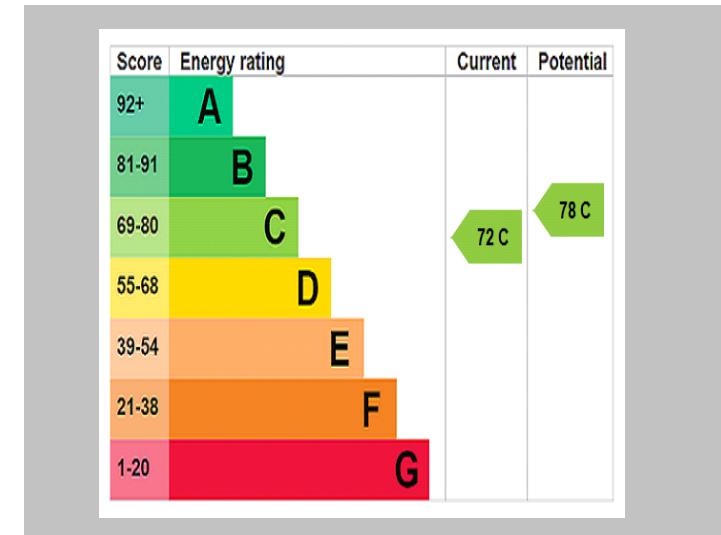


## KEY POINTS

- Ground floor
- Private entrance
- Share of freehold
- Garage and parking
- Two double bedrooms
- Renovated extensively throughout including re-wire and plumb
- Close to shop and bus stops
- Communal gardens and allocated clothes drying area



**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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