

Flat 21, High Pines, St. Georges Close,
Highcliffe, Dorset, BH23 4LN

Asking Price **£260,000**



3

Bedrooms



1

Living



2

Bathroom/WC



Y

Parking/Garage



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1992

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'Extensively updated 2nd floor, 3 double bedroom apartment'

EXTENSIVELY UPDATED 2ND FLOOR THREE DOUBLE BEDROOM APARTMENT WITH A SOUTH FACING BALCONY, A GARAGE, AND POSITIONED ARGUABLY IN THE BEST SPOT IN THE DEVELOPMENT. SET BACK FROM THE ROAD WITH AN OUTLOOK OVER THE GARDENS. SHORT WALK TO THE BUS STOP AND CLOSE TO THE SHOPS AND BEACH.

Inner hall with cloak cupboard and glass panelled door leading into the spacious lounge diner. Plenty of space for sofas, chairs and a dining table. Sliding doors leading onto the south facing balcony.

The kitchen has a range of eye and base level units with cupboards and drawers. It has some integrated appliances and space for others. Inset sink and drainer, window overlooking the rear and an additional storage cupboard.

Via the inner hall, doors lead to the three double bedrooms, one is currently used as a dining room/office. The two larger rooms have fitted wardrobes.

There is a modern white shower room with shower and inset WC and wash hand basin with built in storage. Additional cupboard for storage, heated towel rail and an obscured window. A separate cloakroom with WC and wash hand basin is alongside, also 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. 130 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

- Arguably best position in the development
- Located on the 2nd floor
- Three double bedrooms
- Extensively updated throughout
- South facing balcony
- Garage and casual parking
- Close to the bus stop and a short walk to the beach and high street
- Long lease and no ground rent



Approximate total area^m
830 ft²
77.3 m²

Balconies and terraces
48 ft²
4.5 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.

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