

Flat 18, Bermuda Court, 46 Wharncliffe Road,
Highcliffe, Christchurch, Dorset, BH23 5DE

Asking Price **£395,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

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'A modernised 2nd floor apartment with lovely sea views'

A BEAUTIFULLY PRESENTED AND MODERNISED 2ND FLOOR (VIA LIFT OR STAIRS) APARTMENT WITH LOVELY SEA VIEWS ACROSS TO THE ISLE OF WIGHT, VISIBLE FROM THE SUNROOM AND THE MASTER BEDROOM, WHICH ALSO HAS AN EN-SUITE SHOWER ROOM. LOTS OF BUILT IN STORAGE INCLUDING WARDROBES IN BOTH BEDROOMS, SHARE OF FREEHOLD AND A GARAGE. NO CHAIN.

Spacious entrance hall with a wall of built in storage and doors to accommodation.

Both bedrooms have built in wardrobes, and the master also has a seating area where you can appreciate the lovely outlook, and it has a modern en-suite shower room.

The large sitting room has sliding doors at one end leading into the sunroom where you can sit and enjoy the view. The sunroom can also be accessed from the master bedroom.

Spacious kitchen diner with space for a table and chairs at one end. The kitchen comprises a range of modern white high gloss eye and base level units with cupboards and drawers. Near full complement of integrated appliances include eye level oven, induction hob, washing

machine, full size dishwasher and the fridge, freezer. Large larder store.

Outside

Bermuda Court is set in excellently maintained grounds and is conveyed with a garage which has an electric door and is located at the rear. There is also ample additional visitor parking.

Tenure and Maintenance

We understand that the property owns a share in the freehold therefore no ground rent is collected, and it has the balance of a 999 year lease as of 1974.

We understand that an annual maintenance and service charge is payable which amounts to approx. £2,400.00.

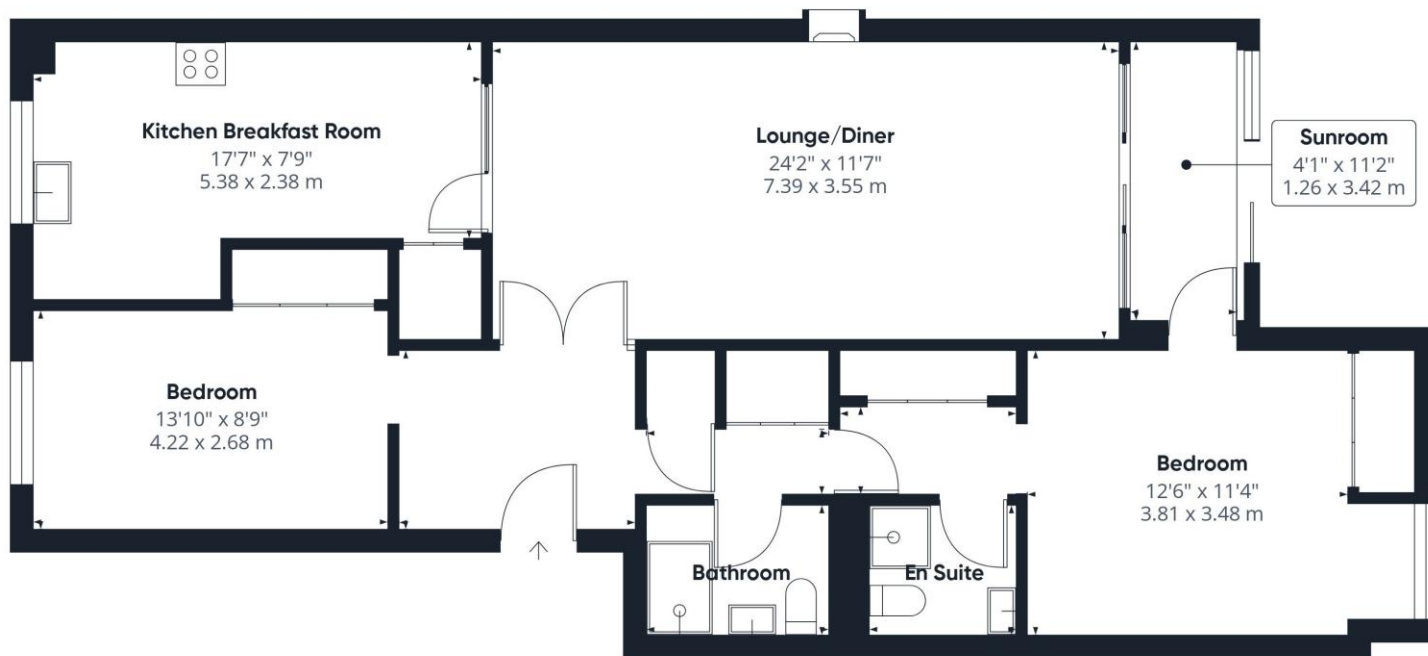
Pets and Holiday Lets are NOT permitted.

Council tax band D.



KEY POINTS

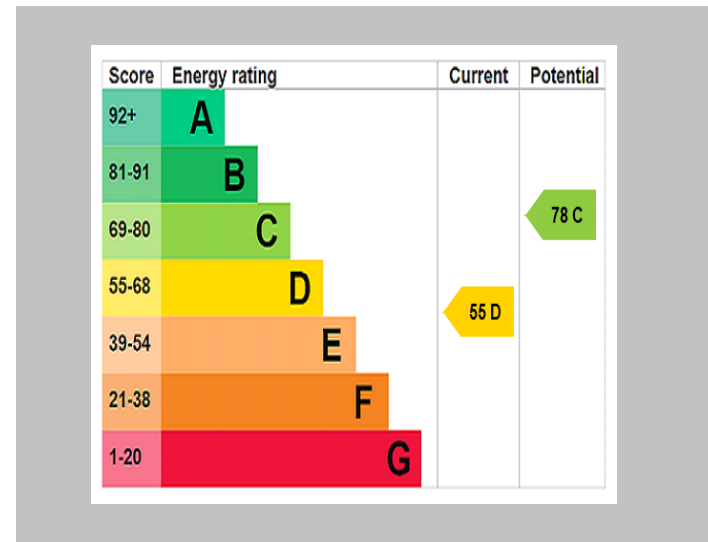
- Lovely sea views across to the Isle of Wight
- Visible from the sitting room, sunroom and the master bed
- Lots of built in storage throughout
- Modernised throughout including the kitchen and both bathrooms
- Share of freehold & Garage and a sunroom



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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