



TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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5 Elizabeth Court, 10 Wortley Road, BH23 5DT

£295,000

**Mitchells**  
1963 — TODAY



# Highcliffe On Sea, Christchurch, BH23 5DT

A beautifully presented first floor apartment situated in this sought after road within a stones' throw of the main high street shopping centre and a stroll to the cliff top and beach. Elizabeth Court is set within well maintained communal grounds and gardens with off-road parking and garaging. No forward chain.

- Two double bedrooms, one with fitted wardrobes
- A good size sitting/dining room with access on to the South facing sun balcony which has room for a table and chairs
- Smart kitchen with integrated appliances and outlook to the rear
- Fully tiled shower room
- Gas fired central heating, upvc double glazing & neutral décor throughout
- Security entry phone system
- Single garage in block at the rear
- Large private lock-up storage cupboard accessed from the communal hall
- Well tended communal grounds and gardens with mature shrub beds and borders, the driveway and gardens and illuminated by electric lighting
- Excellent location within walking distance of all the amenities the high street has to offer with the beach a little further on
- 999 year lease term from 1993
- Maintenance £1939.00 p/a
- Share in the freehold, thus no ground rent payable
- Council Tax 'D' £2175.21
- EPC 'C'

