



Total Area: 48.9 m² ... 526 ft² (excluding balcony)
 All measurements are approximate and for display purposes only



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 1963 — TODAY



**Flat 8 Hoburne Court, Hoburne Gardens,
 Highcliffe On Sea, BH23 4SN**

Asking Price: £189,950
 Leasehold

Flat 8 Hoburne Court, Hoburne Gardens, Highcliffe On Sea, Christchurch, Dorset, BH23 4SN

A floor first floor balcony apartment with passenger lift with accommodation of approx 530sqft. The property does now require a little updating but mostly of a cosmetic nature and benefits from neutral décor throughout, a long lease and views over the well kept communal grounds and gardens, the local shops at Saulflands are close by with the sandy beaches at Friars Cliff a little further on. No forward chain.

Accommodation & Amenities

- Purpose built first floor flat
- Double bedroom with built-in storage cupboards
- Bathroom
- Spacious sitting/dining room with access to the balcony
- Electric heating and UPVC double glazing
- Garage in a nearby block
- Leasehold, balance of 125 years from December 2002, approx. 103 years remaining
- Service Charge £2012 p/a
- Ground Rent £125.00 p/a
- Managing Agents Owens & Porter 01202 522012
- Council Tax 'B' £1610.83
- EPC 'D'



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