



Total Area: 78.5 m<sup>2</sup> ... 845 ft<sup>2</sup>

All measurements are approximate and for display purposes only



29 High Pines, St. Georges Close, Highcliffe, BH23 4LN

£250,000

**Mitchells**  
1963 — TODAY



A beautifully presented second floor balcony apartment of about 845sq ft with a sunny westerley outlook and smart, contemporary interior. Offered for sale with an extended lease and no forward chain, this stylish flat is set in lovely communal gardens and just across the road from the golf course and footpath to the beach.

This apartment is well positioned within the block and is particularly light and airy with the main living room and balcony enjoying super views of the grounds. The flat is decorated in excellent taste and ready to move into straight away. NO PETS.

- Purpose built, second floor apartment in excellent condition throughout
- Spacious sitting/dining room with West facing views and access to the balcony
- Two generous double bedrooms
- Refitted bath/shower room and separate wc
- Brand new fitted kitchen with integrated appliances
- Extended lease with 138 years remaining and service charge of approx £1500 p/a
- Ground Rent approx £10-£15 p/a
- Managing Agents Burns Hamilton
- Extensive communal gardens and grounds
- Garage and casual parking
- Council Tax 'C' £1933.52
- EPC 'F'

