



Total Area: 66.4 m² ... 714 ft²
 All measurements are approximate and for display purposes only



2 Binfield Court, 44 Stuart Road, Highcliffe, BH23 5HQ

£275,000

Mitchells
 1963 — TODAY

A very well presented ground floor apartment offering modern fixtures and fittings throughout including a very smart kitchen, two bath/shower rooms (one en-suite) the sitting room faces due south and has direct access onto a private patio and communal garden, there is the added benefit of a single garage and casual visitors car parking.

Fantastic location situated within walking distance of the main high street shopping centre with the cliff top and beach being a little further on. Vendor Suited.

- Two good size double bedrooms with outlook to the front
- Two bath/shower rooms (one en-suite)
- Separate kitchen with some integrated appliances
- Good size lounge/dining room with access onto rear patio
- A larger than average area of South facing patio with room for table and chairs and well-tended communal grounds and gardens
- Service Charge £390.00 per ¼
- Shared freehold, thus no ground rent payable
- There is a single garage and off-road parking for the residents
- A short stroll to the high street with an array of shops and eateries and the beach a little further on
- EPC 'C'
- Council Tax 'D' £2175.21

