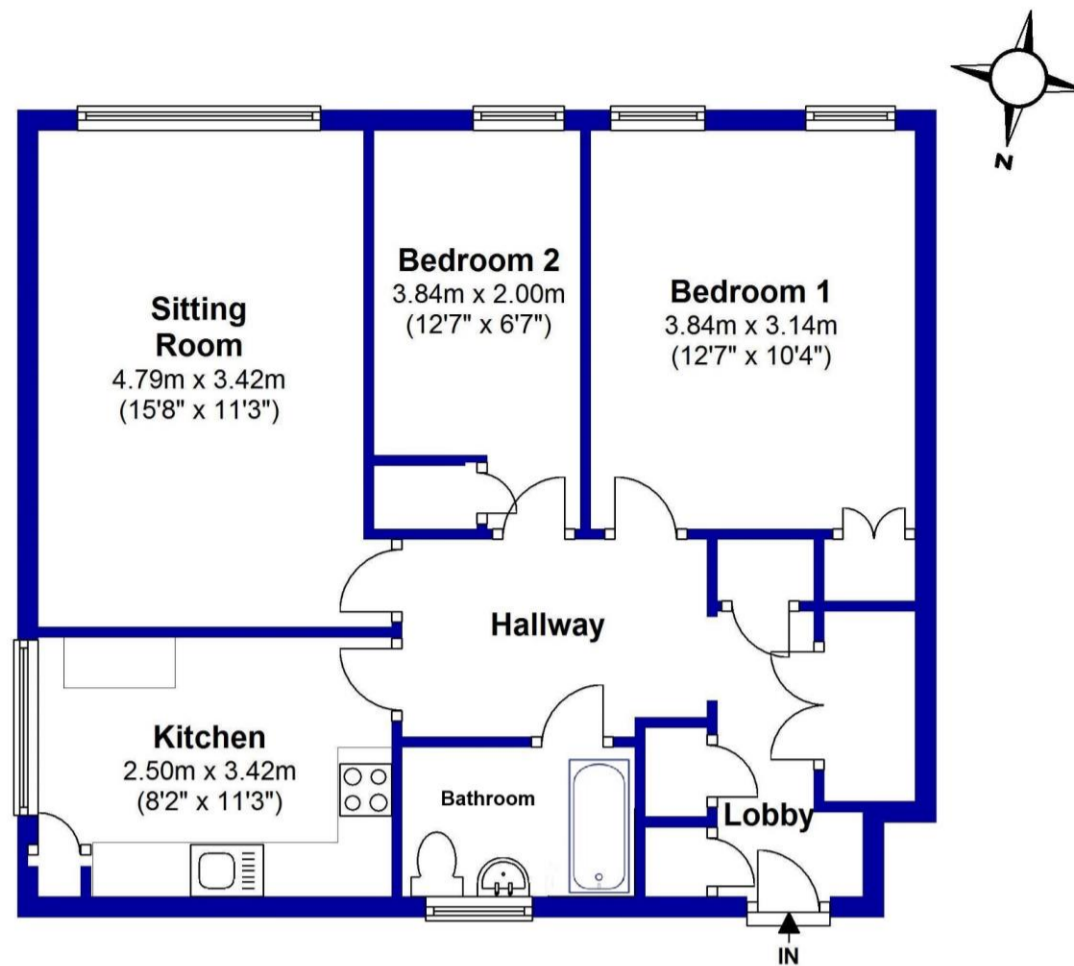


First Floor

Approx. 62.2 sq. metres (669.2 sq. feet)



Total area: approx. 62.2 sq. metres (669.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, it is not drawn to scale and is for illustrative purposes only. EPC Southcoast Surveyors



6 Buckingham Court, Waterford Place, Highcliffe, BH23 5HX £225,000

Mitchells
1963 — TODAY

Waterford Place Highcliffe On Sea, Christchurch, BH23 5HX

A purpose built first floor flat, situated in this quiet tucked away position within a short level stroll of the cliff top, beach and the main village centre.

This property features two bedrooms, a bright sitting room, a spacious kitchen/breakfast room with separate bathroom and plenty of fitted storage.

- Spacious first floor flat in need of a little modernisation
- Two bedrooms (both with fitted wardrobes)
- Modern kitchen/breakfast room
- Bright and airy sitting/dining room with South facing aspect
- Fully tiled bathroom
- Plenty of fitted storage cupboards
- Gas C.H & Upvc double glazing
- Excellent location midway between the high street & cliff top
- Single garage in nearby block
- Beautifully maintained communal grounds & gardens
- Leaseholders have acquired Right to Manage status giving greater freedom on decision making & expenditure on maintenance
- Tenure Leasehold 140 Years remaining from 2000 (exp 28th September 2165)
- Maintenance £1200 p/a (2024-2025)
- Ground Rent £20.00 p/a
- Council Tax 'C' £2033.59
- Energy Performance Rating 'C'

