



*2 Hoburne Court Hoburne Gardens, Highcliffe On*

*£225,000*

A superb ground floor flat WITH FAR REACHING WESTERLY VIEWS and access to a PRIVATE PATIO and the communal gardens. Recently redocrated throughout and brand new carpets.

- Purpose built ground floor flat with security entry phone system
- Two spacious double bedrooms, both with wardrobes
- Refitted shower room with separate wc
- Sunny, west facing sitting/dining room with wonderful views over Hoburne towards Bournemouth
- Sliding patio doors lead to a private patio and the communal, lawned gardens
- Electric heating and UPVC double glazing
- Garage in a nearby block
- Leasehold, balance of 125 years from December 2002, approx. 101 years remaining
- Service Charge £2468.75
- Ground Rent £125.00 p/a

EPC Rating Band: E  
Council Tax Band: C  
Leasehold

