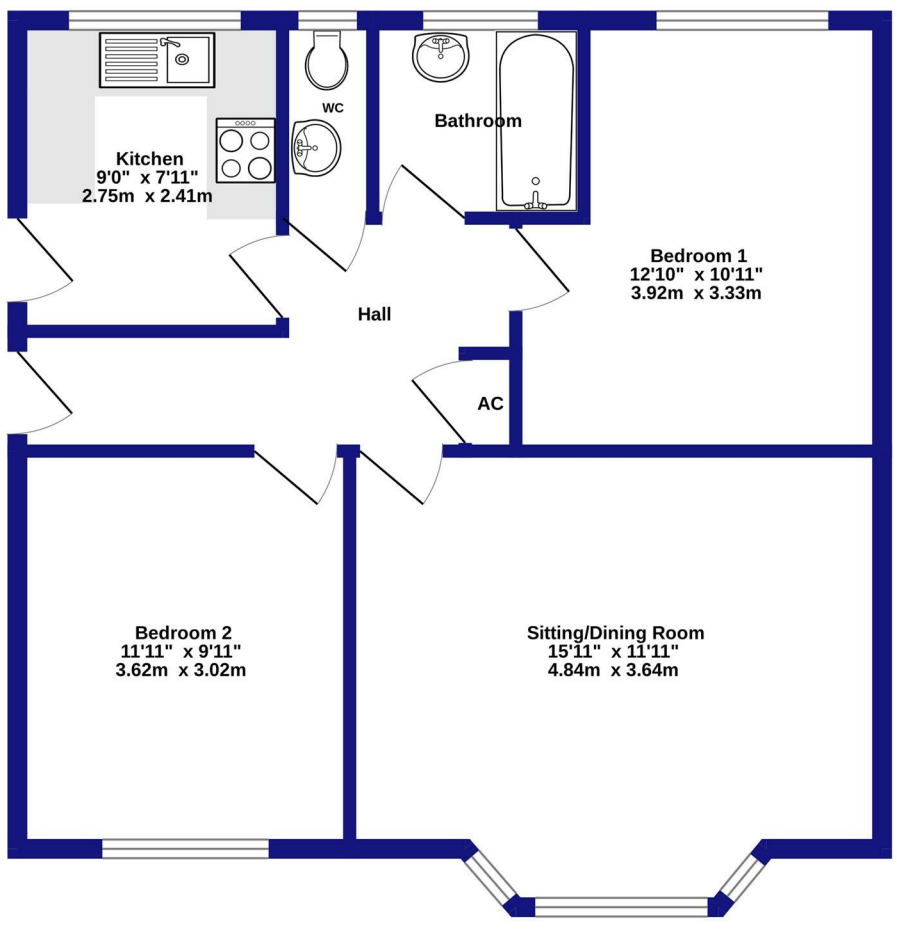
Mitchells

1963 — TODAY

3 Waterford Court, Waterford Road, Highcliffe, BH23 5JL *£235,000*



GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



3 WATERFORD COURT

TOTAL FLOOR AREA : 651 sq.ft. (60.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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An immaculate first floor flat with some sea glimpses from the bright and airy living room that has been refurbished in recent years and now presented in as great condition throughout. The accommodation totals approx. 670sqft with a crisp clean finish and is situated in this fantastic position right by the cliff top and beach and just a few minutes stroll to the village centre. Offered for sale with a shared freehold and the balance of a 999 year lease with low ongoing maintenance charges.

- Beautifully presented first floor flat
- Two good size double bedrooms
- Mordern bathroom and separate wc with attractive ceramic tiling
- Refitted kitchen with contemporary units and quality worktops with an attractive outlook over communal areas
- Lovely large sitting/dining room with a deep bay window enjoying some sea glimpses
- Gas fired central heating and upvc double glazed windows with neutral décor and quality floor coverings
- Large private loft storage area
- Garage in a nearby block with a parking space in front
- Balance of a 999 year lease from 25th March 2009

EPC Rating Band: D
Council Tax Band: C
Leasehold
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC















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