



## Hoburne Gardens, Highcliffe

- A superbly refurbished ground floor flat
- Two Double Bedrooms
- Open aspect to the rear overlooking landscaped gardens
- Gas central heating
- Long Lease with 110 years unexpired
- Large South/West facing Sitting/Dining Room
- Newly fitted Kitchen and upgraded Bathroom
- Garage in nearby block
- UPVC Double glazing
- Ample casual parking

**Asking Price £275,000**

**HUNTERS®**

HERE TO GET *you* THERE

# Hoburne Gardens, Highcliffe

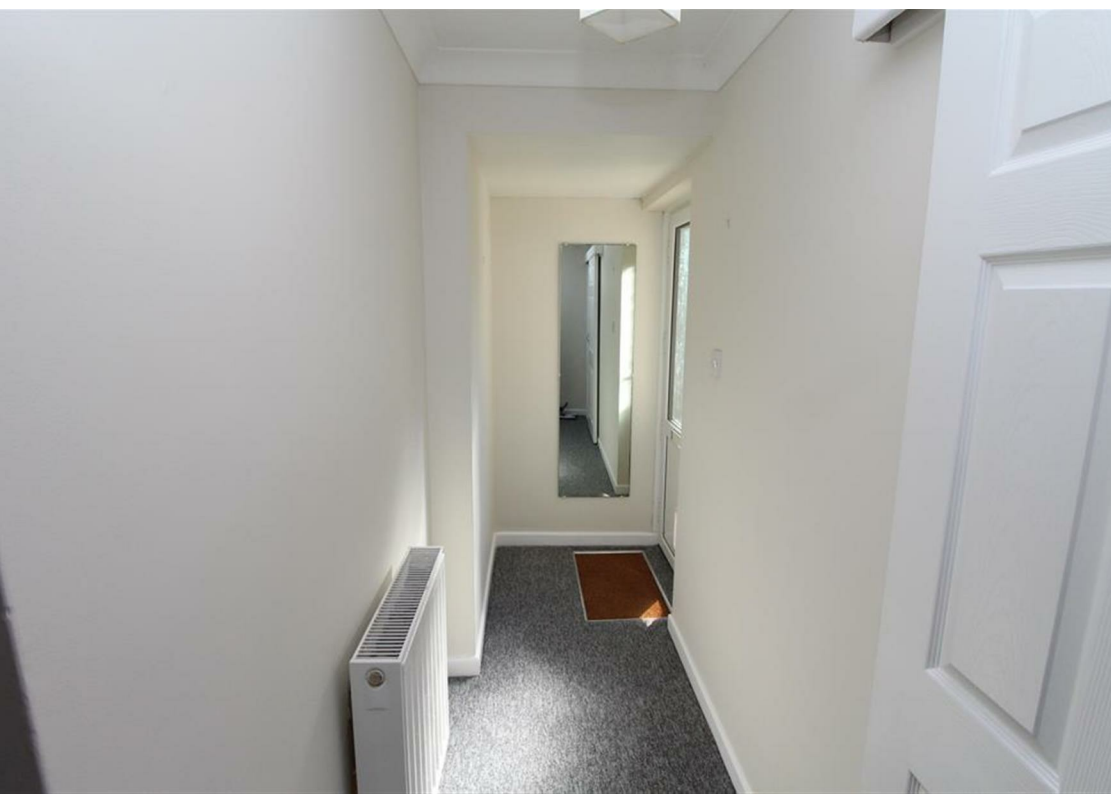
## DESCRIPTION

39 Hoburne Gardens is approached via a private access, which leads to the property. This superbly refurbished property is offered with immediate vacant possession and benefits from total redecoration, newly fitted carpets, along with newly fitted Kitchen and upgraded bathroom. The property has a single garage conveyed with the property, along with ample off road parking. The property is being sold with the advantage of an extended Lease, with approximately 110 years unexpired and a current service charge of £653.50 per half year. The service charge included buildings insurance and the upkeep of the extensive communal grounds.

### Location:

The property is situated in a good residential area of Highcliffe, close to local shops and post office, at Sauflands Place and within only a short walk of bus services connecting to New Milton (Approximately 2.5 miles) to the east and Christchurch (3.6 Miles) and Bournemouth town centre (10 miles) to the west. Hinton Admiral Main line railway station is within easy access via Hinton Wood Avenue, which offers a fast and frequent service to London Waterloo (1 hour 40 minutes). The beauty of the 92 thousand acres of the open New Forest is less than two miles distant.







Total Area: 69.3 m<sup>2</sup> ... 746 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Viewing

Please contact our Hunters Highcliffe Office on 01425 272163 if you wish to arrange a viewing appointment for this property or require further information.

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