

IMPORTANT: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Any reference to tenures has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and responsibility is taken by the prospective purchaser. The services, fixtures and appliances shown are not guaranteed as to their quality or efficiency and can be given.

TOTAL FLOOR AREA: 1136 sq.ft. (105.6 sq.m.) approx.



TOP FLOOR
1136 sq.ft. (105.6 sq.m.) approx.



11 Edward's Court, 9 -11 Wortley Road, Highcliffe, BH23 5DR

- Ideally located Penthouse apartment
- Two double bedrooms (one en-suite)
- Delightful sitting / dining room
- Private lift access
- Additional study area
- Fabulous central location
- Walking distance of shops and beaches
- Share of freehold (in process of being acquired)
- EPC rating : Band C
- Council Tax: Band E



A Pennyfarthing built penthouse apartment ideally located betwixt the main shopping street and the beautiful Highcliffe beach and within walking distance of Highcliffe castle.

The property which is presented in lovely condition commands the top floor of this highly regarded development in the heart of Highcliffe and benefits : lift entrance directly into the property, two double bedrooms, en suite shower room to master bedroom, separate bathroom, lovely sitting room and study area.

To rear the property stands in attractive well tended communal gardens. Also there is a garage in a block and additional parking.

Service charge approx. £1,800 per annum, currently 103 years remaining on lease with a ground rent of £135 per annum. Share of freehold in process of being acquired