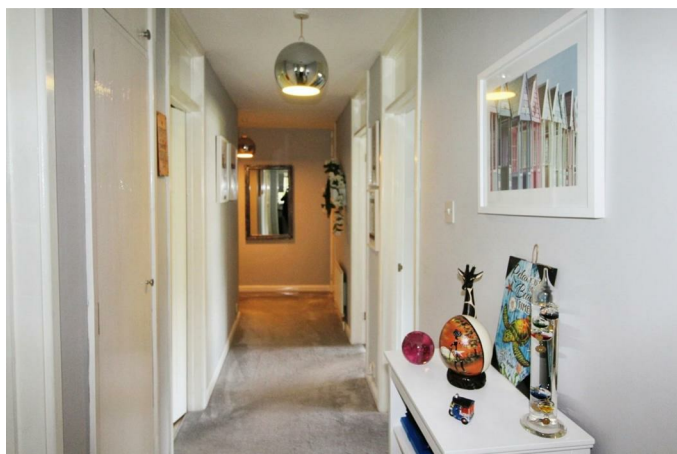




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Haslemere Avenue, Highcliffe | Guide Price £329,950  
Call us today on 01425 272163





### 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.

**HUNTERS**  
HERE TO GET *you* THERE

**A spacious three bedroom apartment located in the popular development of Kingsbere Gardens which is within walking distance of Highcliffe high street.**

**The property has been tastefully decorated throughout and benefits from a modern kitchen/lounge diner which leads onto a sunny balcony where you can enjoy views of the beautifully manicured gardens.**

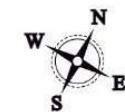
**The apartment has a fully tiled contemporary bathroom which consists of a double basin, bath with shower and a low level wc. The property also has a separate wc in the utility room.**

**The apartment has gas fired central heating, UPVC double glazing and share of the freehold with 185 years remaining on the lease. An annual service charge applies of approximately £2,100.00 p/a. The development has communal parking and the property has a garage in the nearby block.**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	67	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total Area: 86.2 m<sup>2</sup> ... 928 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



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.

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