



HUNTERS[®]
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Hoburne Gardens, Highcliffe, Christchurch, BH23 4PP | Asking Price £255,000
Call us today on 01425 272163



- A superbly refurbished ground floor flat
- Large South/West facing Sitting/Dining Room
- Two Double Bedrooms
- Newly fitted Kitchen and upgraded Bathroom
- Open aspect to the rear overlooking landscaped gardens
- Garage in nearby block
- Gas central heating
- UPVC Double glazing
- Long Lease with 109 years unexpired
- Ample casual parking

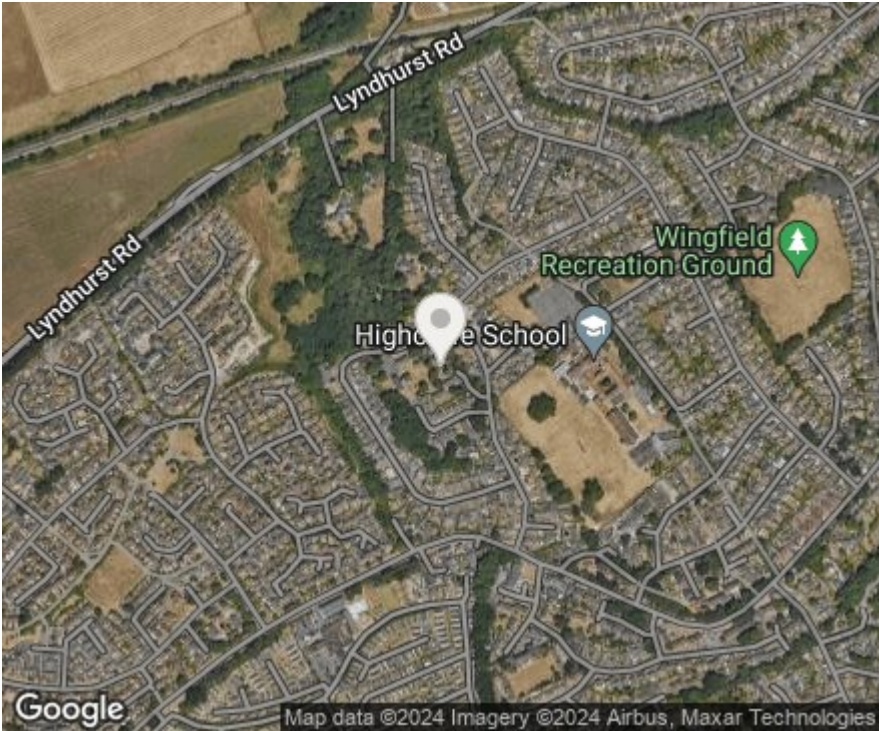
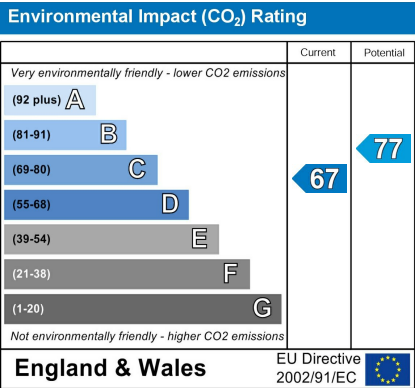
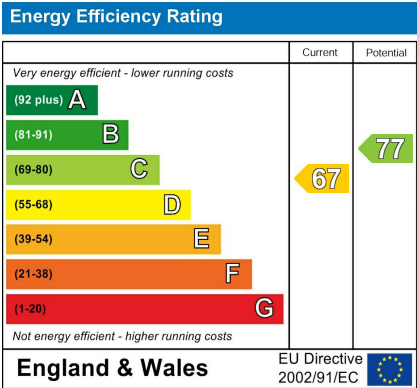
Thinking of Selling?

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.

39 Hoburne Gardens is approached via a private access, which leads to the property. This superbly decorated property is offered chain free and benefits from fitted carpets, along with fully fitted Kitchen and upgraded bathroom. The property has a single garage in a block, along with ample off road parking. The property is being sold with the advantage of an extended Lease, with approximately 109 years unexpired and a current service charge of £900 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) . Hinton Admiral Main line railway station is a short distance away.





Total Area: 69.3 m² ... 746 ft²

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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