



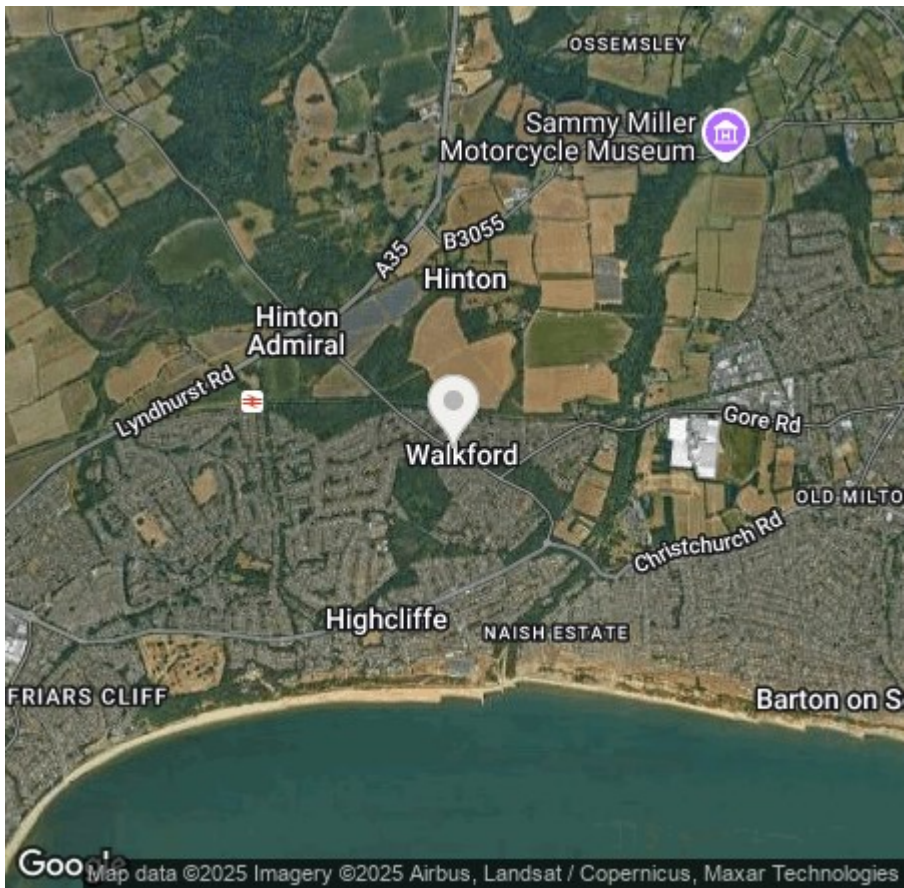
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**Glenville place is located in Walkford, which is just a 5 minute drive from Highcliffe village with its award winning beaches This penthouse flat is one of two properties situated on the top floor of the development. The property offers c1200 sq ft of floor space which includes two large double bedrooms, with the master bedroom benefitting from an en-suite bathroom. The fully fitted kitchen consists of shaker style wall units, floor units and black laminate worktops. The kitchen is complete with Neff appliances which include a fully integrated dishwasher, washing/dryer machine, fridge freezer, 4 burner gas hob and electric oven, there is also a built in integrated Neff Microwave.. The kitchen is a good size and allows room for a table and chairs. The main family bathroom is fully tiled with a modern white bathroom suite. The property offers excellent storage throughout with a large entrance hallway which offers two double cupboards. The lounge is the heart of the home with its unique circular design that benefits from lots of natural light and has ample space for a large sofa/chairs, dining area and home office area if desired. Glenville place has an allocated covered parking space. Glenville place is offered chain free and has 82 years remaining on the original 99 year lease. An annual service charge of £250 is payable.**





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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<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.

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