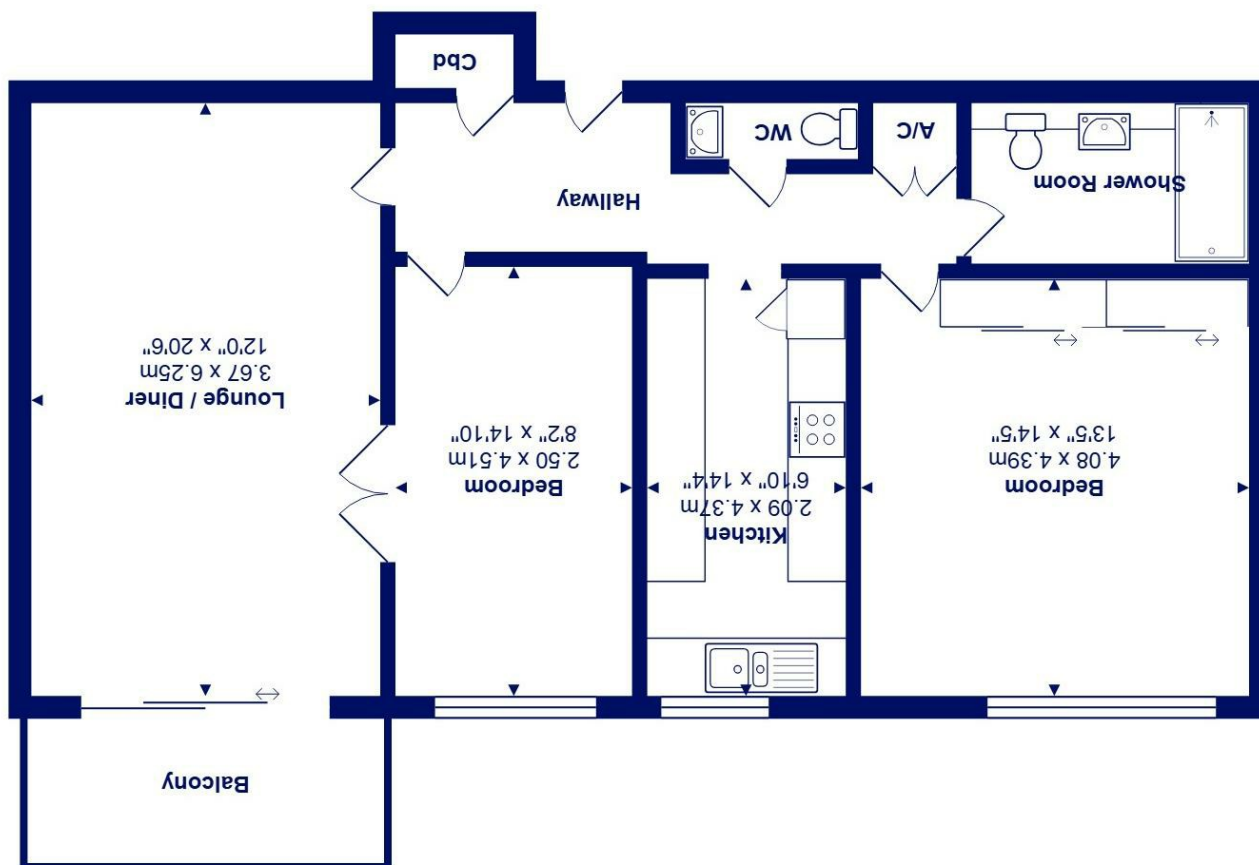




Total Area: 80.7 m² ... 868 ft² (excluding balcony)
All measurements are approximate and for display purposes only



5 Marina Court, Wharncliffe Road, Highcliffe, BH23 5UA

£400,000

Mitchells
1963 — TODAY

A simply superb, front line balcony apartment with spectacular south facing views over Christchurch Bay towards Mudeford Quay and the Needles from all principle rooms. Situated on the first floor of this prestigious block with lift access and secure underground parking, the apartment features living space approaching 900 sq ft.

Marina Court sits on private cliff top with expansive lawned grounds leading to the cliff edge. It is superbly run and benefits from a shared freehold. The bustling village centre is a short stroll away whilst the slope giving access to the beach below is just around the corner. Viewing highly recommended.

- South facing flat with stunning sea views from every window
- Two double bedrooms both with built-in wardrobes
- Stylish re-fitted kitchen
- Lounge/dining room with floor to ceiling patio doors giving access to a good sized, sun balcony with far reaching sea views
- Family bathroom and separate wc
- Secure entry system with key fob access and secure, dedicated, underground parking
- Separate, locked storage room with designated space for each flat, ideal for golf clubs, paint pots etc
- Plenty of outdoor parking for residents and their visitors with EV charging points available
- Immaculate communal gardens maintained by professional gardeners, with bench seating looking out to sea
- Maintenance charge £700 per 1/4, lease extension in 2023 for 200 years, management committee run by residents

EPC Rating Band: C

Council Tax Band: D

Leasehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

