



**Magnolia House**  
**Stuart Road**  
**Highcliffe**  
**Christchurch**  
**Dorset**  
**BH23 5JS**

**Offers in Excess of £235,000**

**bettermove**

# Stuart Road Christchurch

Bettermove are proud to present this 2 bedroom first floor apartment in Highcliffe situated within a purpose built block with gated access, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has secured off street parking available via an allocated parking space. The council tax band is D.

This is a leasehold property with 105 years remaining on the lease; the ground rent is £250 per annum and the service charge is £3,220 per annum.

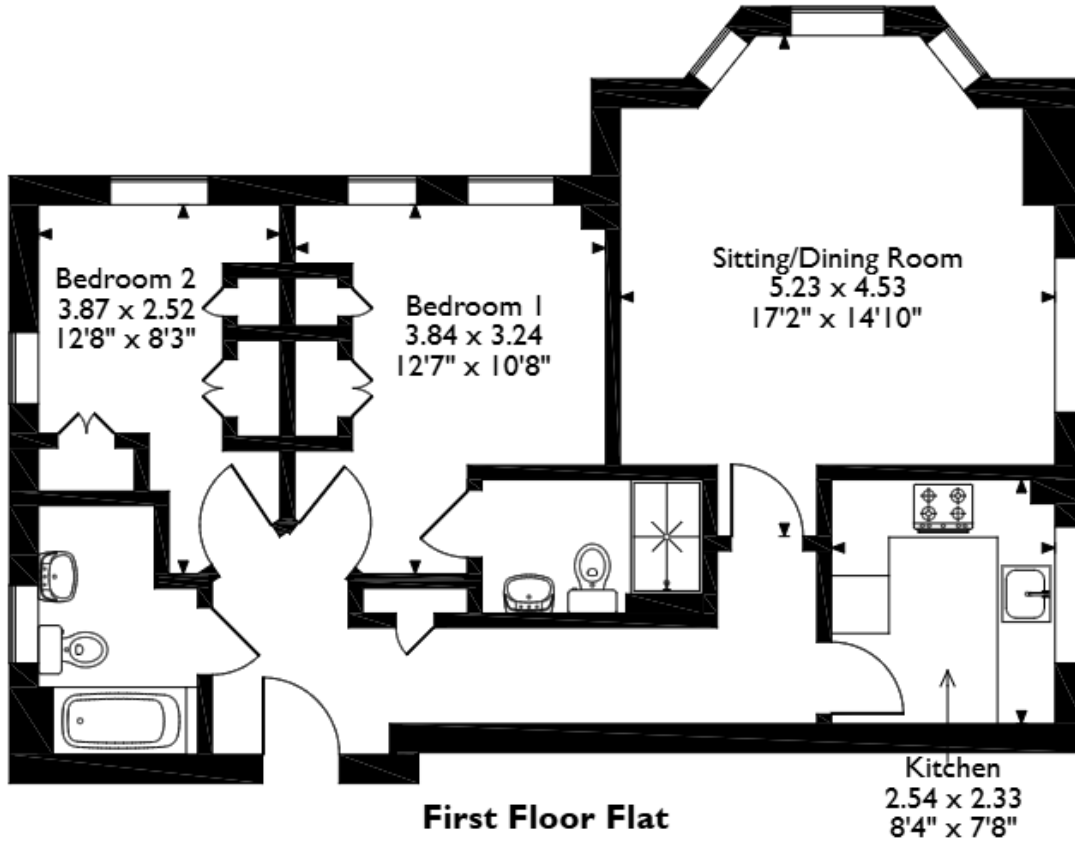
The interior of this well presented property comprises a spacious living room, the fitted kitchen, master bedroom with ensuite bathroom, single bedroom and the main bathroom situated on the first floor of the building. There is lift access available to each floor.

Located in the popular town of Highcliffe, the property is within walking distance to a range of amenities on the high street. Excellent transport connections can be found from Hinton Admiral Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Magnolia House, Stuart Road, Christchurch  
 Approximate Gross Internal Area  
 65 Sq M/700 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(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>		
<b>England, Scotland &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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	83
(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, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC		



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