

# Flat 2, Pembroke Court Waterford Road, Highcliffe

Christchurch

Guide Price £200,000



# Flat 2

## Pembroke Court Waterford Road, Christchurch

Spacious two-bedroom flat in Pembroke Court, Waterford Road. Modern kitchen, shower room, double glazing, central heating. Close to beach, shops, transport, and local cafés. Secure entry.
Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground Floor Apartment
- Two Double Bedrooms
- Private Balcony With Sea Views
- Walking Distance To Beach
- Spacious Lounge/Dining Room
- Garage





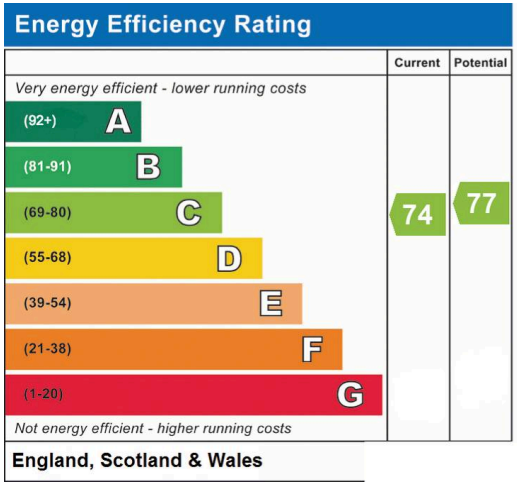


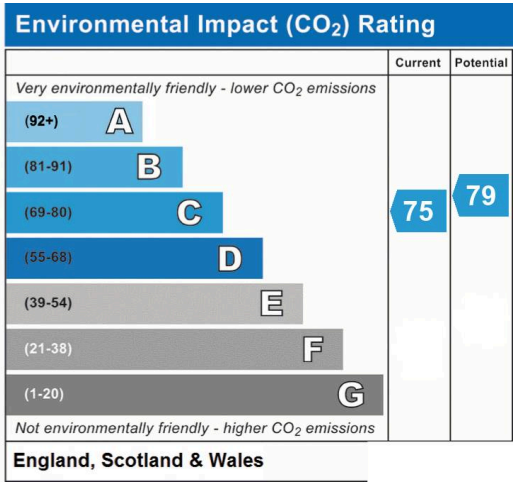


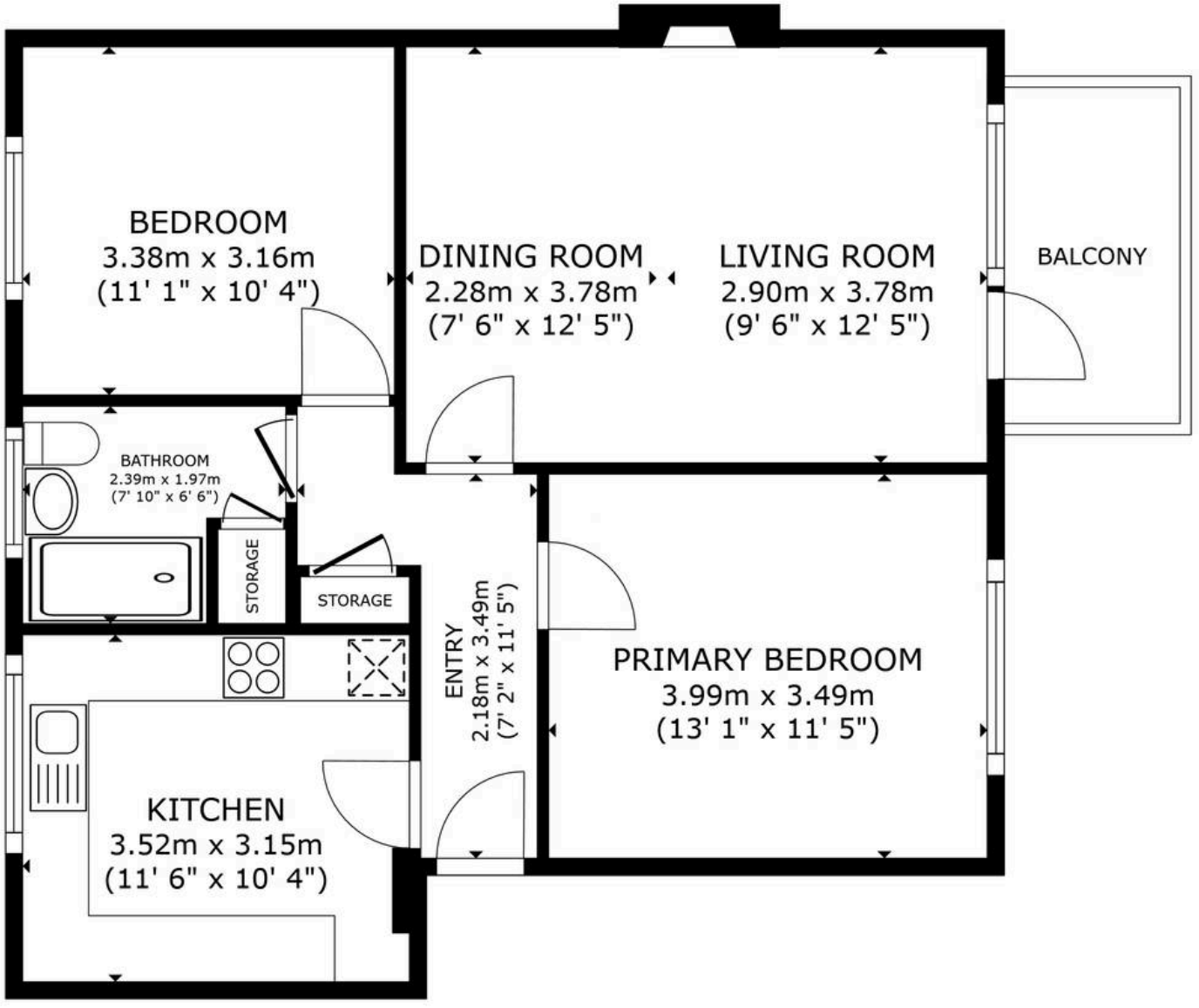







Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
74
77
England, Scotland & Wales


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower $CO_2$ emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher $CO_2$ emissions
75
79
England, Scotland & Wales




FLOOR PLAN

MR. GREEN
WATERSIDE & LUXURY

GROSS INTERNAL AREA
FLOOR PLAN 68.5 m² (737 sq.ft.)
EXCLUDED AREAS : BALCONY 4.9 m² (53 sq.ft.)
TOTAL : 68.5 m² (737 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



# Mr Green Estate Agents

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