



Apartment 9 Aris House, Lymington Road, Highcliffe, Dorset. BH23 5HE

£1,200 Monthly



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777

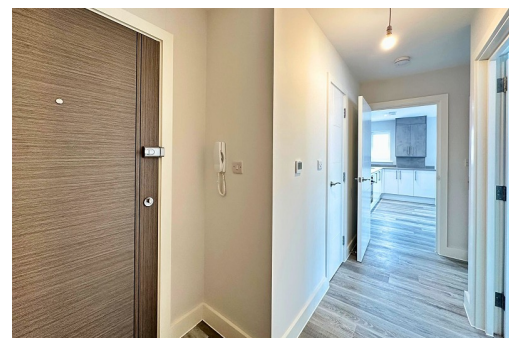
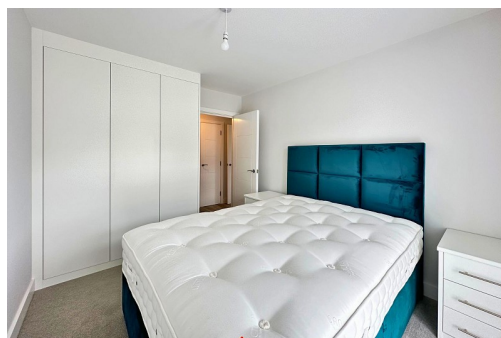
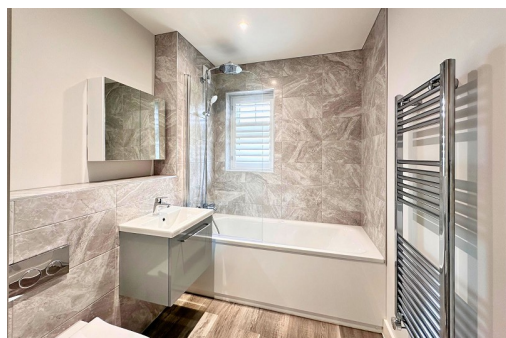




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An outstanding luxury one bedroom apartment available immediately part furnished (if required) situated on the second floor of this newly constructed development and benefitting from a superb vista down Highcliffe High Street and down Waterford Road towards the Sea. The property further benefits from an allocated parking space to the rear and use of the secure cycle store and is available immediately.



COMMUNAL ENTRANCE

Accessed off the Gordon Road side of the building with telephone entry system. Lift provides access to all floors.

2ND FLOOR LANDING

ENTRANCE HALL

Cloaks cupboard providing storage, doors off to all principle rooms.

OPEN PLAN KITCHEN/LIVING/DINING ROOM (16' 3" MAX X 12' 10" MAX) OR (4.95M MAX X 3.90M MAX)

Fitted with a range of modern base and wall mounted units with areas of composite stone style work surface in part to two walls with inset sink unit with drainer adjacent. Integrated appliances include: Fridge/Freezer, electric fan assisted oven, four ring electric hob and washing machine. Large full height UPVC double glazed window to the front providing a lovely view down Waterford Road with fitted plantation shutters to all windows. Part tiled walls and tiled splash back. Space for small dining table adjacent to the doorway. Built in TV unit with concealed sockets.

BEDROOM (11' 9" X 9' 0") OR (3.57M X 2.74M)

A good sized double bedroom with fitted "push button" wardrobes providing hanging, shelving and an integral chest of drawers. Full height UPVC double glazed window to the side with fitted plantation shutters, under floor heating.

BATHROOM (7' 0" X 6' 5") OR (2.13M X 1.95M)

Fitted with a modern matching white suite comprising of low level flush WC, wall mounted wash hand basin with vanity unit below and a panel enclosed bath with rainforest shower attachment over and personal hand shower attachment. UPVC opaque double glazed window to side with plantation shutter, inset ceiling spotlights, wall mounted chrome ladder style towel radiator, part tiled walls.

COMMUNAL FACILITIES

The block benefits a passenger lift to all floors as well as a communal stairwell. Residents also have access to a secure bicycle store and there is also a good sized refuse store adjacent.

ALLOCATED PARKING SPACE

There is an undercover allocated parking space for this property for which a permit will be provided for one vehicle. The development is patrolled and tickets issued to vehicles not registered with the parking company.

DIRECTIONAL NOTE

From our office in Highcliffe, proceed East along the Lymington Road. At the traffic lights, the development will be located on the left hand side abutting the turning into Gordon Road.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

TENURE

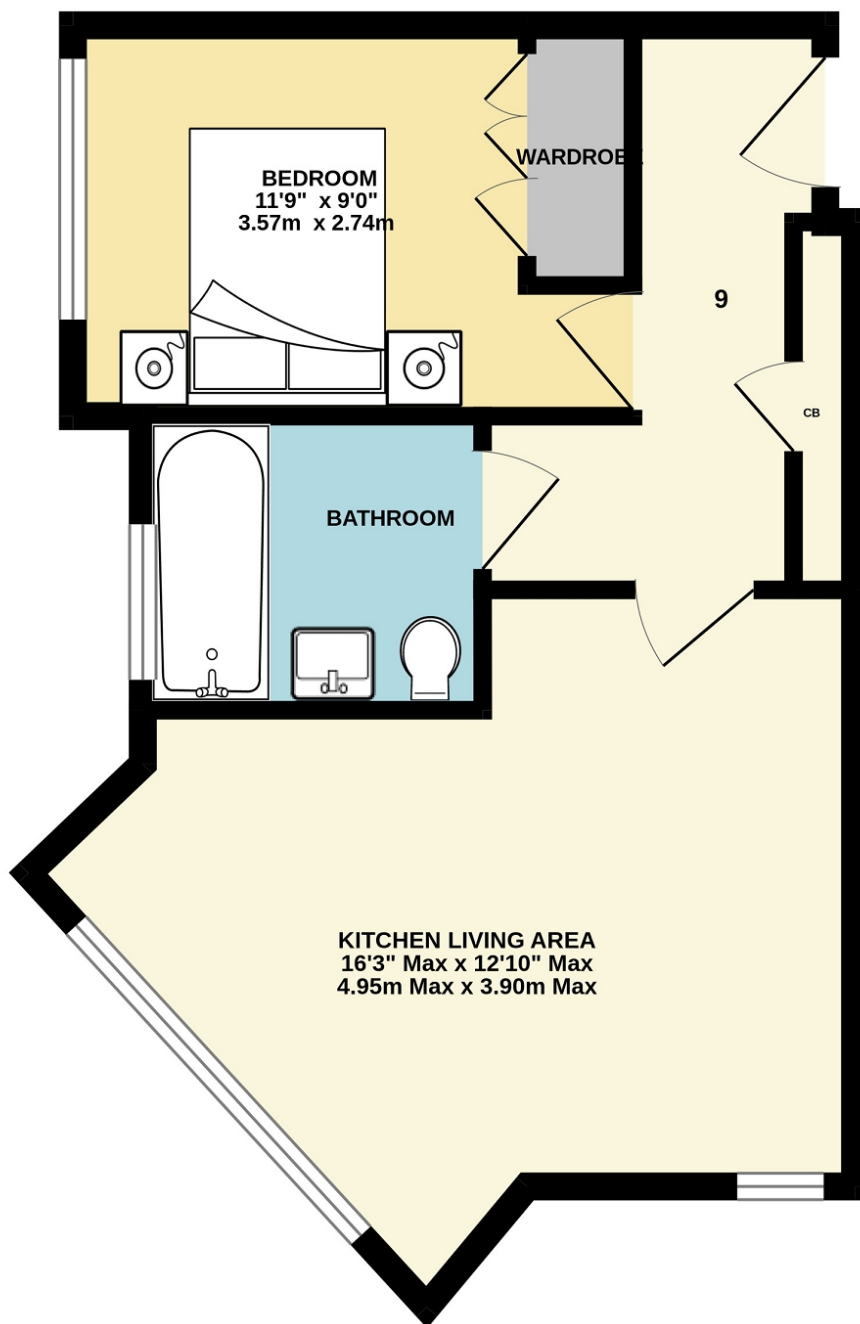
The resale tenure for this property is

EPC RATING

The EPC rating for this property is B83



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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334 Lymington Road, Highcliffe, Dorset, BH23 5EY
01425 277 777
highcliffe@rossnicholas.co.uk