



3 Elizabeth Court Wortley Road, Highcliffe, Dorset. BH23 5DT

£275,000



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





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A well presented two double bedroom Ground Floor apartment set in this well tended block on the coveted South side of Lymington Road just behind the High Street and within walking distance of the beaches and cliff top walks. Benefitting from a garage in the block with a private store room, South facing private patio and a Share of Freehold tenure, this makes an ideal permanent or holiday home.



COMMUNAL ENTRANCE

Secure entry phone system, communal lighting, personal door to the property.

ENTRANCE HALL

Two ceiling light points, wall mounted panelled radiator, airing cupboard housing the hot water cylinder and shelving.

KITCHEN (11' 10" X 8' 9") OR (3.61M X 2.66M)

Narrowing in part to 2.83m. Double glazed window overlooking the communal gardens and private patio area. Fitted with a range of base and wall mounted units with areas of laminate roll top work surface over. Inset stainless steel sink unit with drainer adjacent and mixer tap over. Inset four burner gas hob with concealed extractor over and fan assisted oven beneath. Space for tall standing fridge/freezer, space and plumbing for washing machine, additional space for further under counter appliance. Part tiled walls, tiled splash back. lino flooring, wall mounted panelled radiator, ceiling strip light point.

LIVING/DINING ROOM (12' 8" X 15' 10") OR (3.86M X 4.83M)

UPVC double glazed sliding doors leading out onto the patio area with further double glazed window adjacent. Focal point fireplace with marble style hearth and surround and pre-cast mantel, space for electric fire. Ceiling light point, wall mounted panelled radiator, television point, power points.

BEDROOM 1 (12' 10" X 9' 8") OR (3.91M X 2.95M)

A lovely and bright room with box bay UPVC double glazed window to the front, fitted wardrobes with hanging space and shelving, wall mounted panelled radiator, ceiling light point, power points.

BEDROOM 2 (10' 0" X 9' 8") OR (3.05M X 2.94M)

UPVC double glazed window to front, fitted wardrobes with hanging space and shelving, wall mounted panelled radiator, ceiling light point, power points, television point.

SHOWER ROOM

Fitted with a white suite comprising walk-in double length enclosed shower cubicle with Mira fittings, pedestal wash hand basin and low level flush WC, Wall light point with integrated shaver and ceiling light point, UPVC opaque double glazed window to side, wall mounted panelled radiator.

PRIVATE TERRACE

South facing and accessed from the Living Room, laid to paving with a small flower bed in front and partially covered.

OUTSIDE

The development is situated in beautiful well tended gardens with communal lighting, parking, laundry drying area and refuse storage areas.

GARAGE (17' 2" X 8' 3") OR (5.22M X 2.51M)

Metal up and over door, eaves style storage, door to good sized and useful private store room which measures 1.90m x 2.0m

LEASEHOLD & MAINTENANCE FEES

The property benefits from a Share of Freehold tenure with a peppercorn ground rent and maintenance charge payable annually of around £1960.

DIRECTIONAL NOTE

From our office proceed through the Pay and Display car park and turn left onto Wortley Road where Elizabeth Court will be found on the right hand side and the property numbered.

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.

TENURE

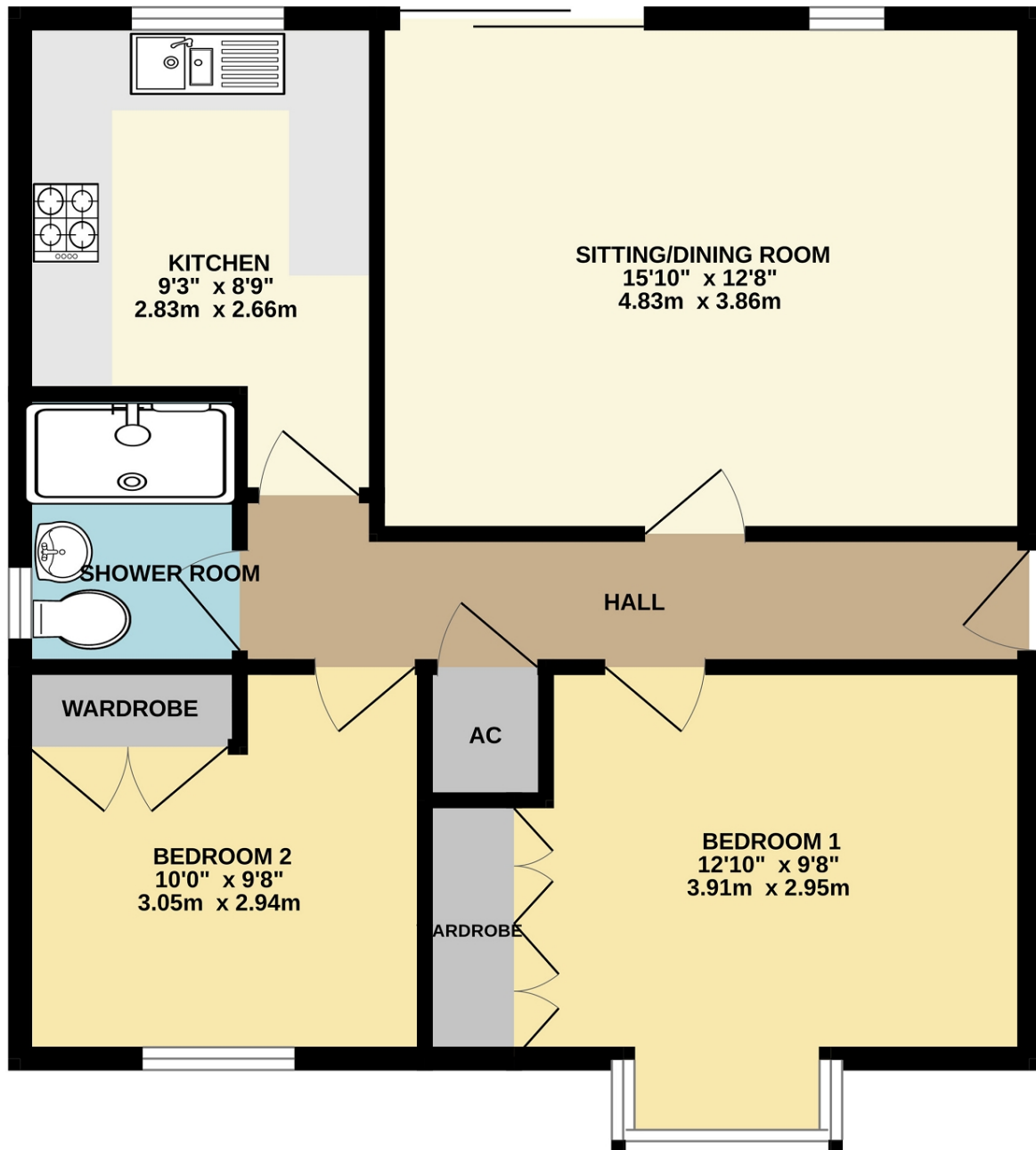
The resale tenure for this property is Share of Freehold

EPC RATING

The EPC rating for this property is D68



GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

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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