



Flat 4 348 - 350 Lymington Road, Highcliffe, Dorset. BH23 5EY

£995 per calendar month



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





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Available immediately - A superbly presented one double bedroom first floor apartment situated in the centre of Highcliffe and benefitting from a low maintenance South facing garden area and a parking space.



ENTRANCE HALL

Central heating radiator, deep store/cloaks cupboard with hanging rail and shelving, also housing electric consumer unit, 13 amp power points, recess spotlighting to ceiling.

LIVING/DINING ROOM (12' 10" X 13' 0") OR (3.90M X 3.96M)

Wall mounted double panelled radiator, UPVC double glazed window facing West, abundance of 13 amp power points, telephone point, television point, contemporary style stainless steel light fitting controlled by dimmer switch. Part glazed door to:

KITCHEN (9' 1" X 4' 10") OR (2.76M X 1.48M)

Excellent range of fitted kitchen units in maple effect with matching eye level cupboards with post formed work surfaces, inset stainless steel sink top with monobloc mixer tap with cupboard under and space for washing machine adjacent, recess space for fridge, electric oven with four ring electric hob above and extractor hood over, ceramic tiled floor, part tiled walls above work surface level, recess spotlighting to ceiling with extractor unit fitted.

BEDROOM 1 (8' 10" X 12' 10") OR (2.68M X 3.90M)

Superb range of fitted wardrobe cupboards comprising two double wardrobes with hanging rail and shelving with attractive beech effect fronts with dressing table unit adjacent with knee hole recess, inset mirror and further matching cupboards over, abundance of 13 amp power points, TV aerial socket, wall mounted panelled radiator, deep airing cupboard housing gas fired central heating combination boiler with slatted shelving below, contemporary style lighting to ceiling, UPVC double glazed window to front overlooking the garden area.

SHOWER ROOM

Fully tiled with large double shower unit with sliding shower screen doors with Mira shower unit with downlighting over shower tray, low level close coupled WC, complimenting wash hand basin adjacent with mirror over and fluorescent strip light above incorporating shaver socket, wall mounted double medicine cabinet, inset spotlights to ceiling, central heating radiator, access to loft area.

OUTSIDE

Facing South with a terraced and shingled area with low retaining wall and wrought iron part balustrade leading to entrance. Outside lighting.

COMMUNAL CAR PARKING

Situated in the courtyard and numbered accordingly.

DIRECTIONAL NOTE

The apartment will be found within 100 yards of the Ross Nicholas Offices in central Highcliffe behind the Post Office

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

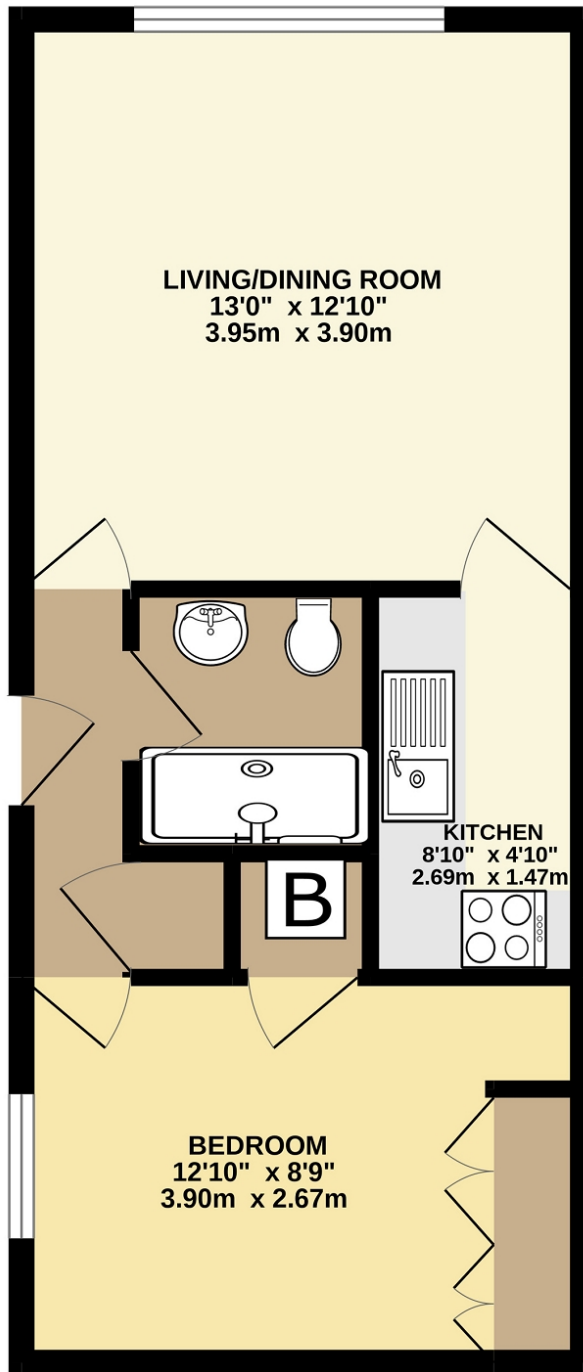
The resale tenure for this property is

EPC RATING

The EPC rating for this property is C70



GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 390 sq.ft. (36.3 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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