



**4 The Lawns Waterford Road, Highcliffe, Dorset. BH23 5LF**

**£175,000**



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





## **4 The Lawns Waterford Road, Highcliffe, Dorset. BH23 5LF**

### **£175,000**

A superb First Floor One double bedroom apartment situated in a premier position betwixt the Village and the beaches benefitting from a Share of Freehold tenure, beautifully kept grounds and a garage in block as well as communal car parking. Available with no forward chain.



ENTRANCE HALLWAY

The hallway allows access to all principal rooms. Coved ceiling with trap to roof void. Ceiling light point, Wall mounted radiator, large storage cupboard housing fuse box, wall mounted central heating thermostat control, further built in storage cupboard housing hot water cylinder with slatted shelving. Door to:

KITCHEN (9' 0" X 7' 2") OR (2.74M X 2.18M)

A good range of modern style units including one and half bowl stainless steel sink set in work surfaces with drawers and cupboards below, four ring gas hob with Bosch oven below and extractor fan above, recess for automatic washing machine, space for fridge/freezer, Wall mounted Gas fired Glow Worm boiler, coved ceiling, ceiling light point, wall mounted radiator, UPVC doubled glazed window overlooking rear aspect

SITTING ROOM (17' 5" X 9' 11") OR (5.32M X 3.02M)

A fantastic size room, coved ceiling, ceiling light point, two wall mounted radiators, television point, telephone point, large UPVC doubled glazed window overlooking front aspect

BEDROOM (13' 5" MAX X 9' 3") OR (4.09M MAX X 2.81M)

A comfortable size double bedroom, coved ceiling, ceiling light point, wall mounted radiator, fitted wardrobes providing hanging rail and shelving space, matching bedside units, telephone point, UPVC doubled glazed window overlooking front aspect

BATHROOM

Fitted with a white three piece suite comprising, low level WC, pedestal wash hand basin, panelled bath with shower attachment, white wall mounted ladder style radiator, fully tiled walls, ceiling light point, extractor fan, Opaque UPVC double glazed window facing rear aspect

OUTSIDE

The property has the benefit of being situated amongst immaculately tended communal gardens with lots of open space. The gardens provide a particularly attractive setting.

GARAGE

A single garage is conveyed with the property and is situated in a block within the grounds. Garage is to be used for the storage of a motor vehicle only as highlighted in the lease.

LEASEHOLD & MAINTENANCE FEES

The property enjoys the benefit of the balance of a 999 years lease with a Share of Freehold. Maintenance is charged on a bi-annual basis and is currently set at around £815 per 6 months.

CAR PARKING

A number of unallocated parking bays will be found around the development specifically for residents and their visitors.

DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction towards New Milton taking the right hand turning into Waterford Road at the central traffic lights. Continue along here until The Lawns is found on your left hand side and the block is named.

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.

AGENTS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

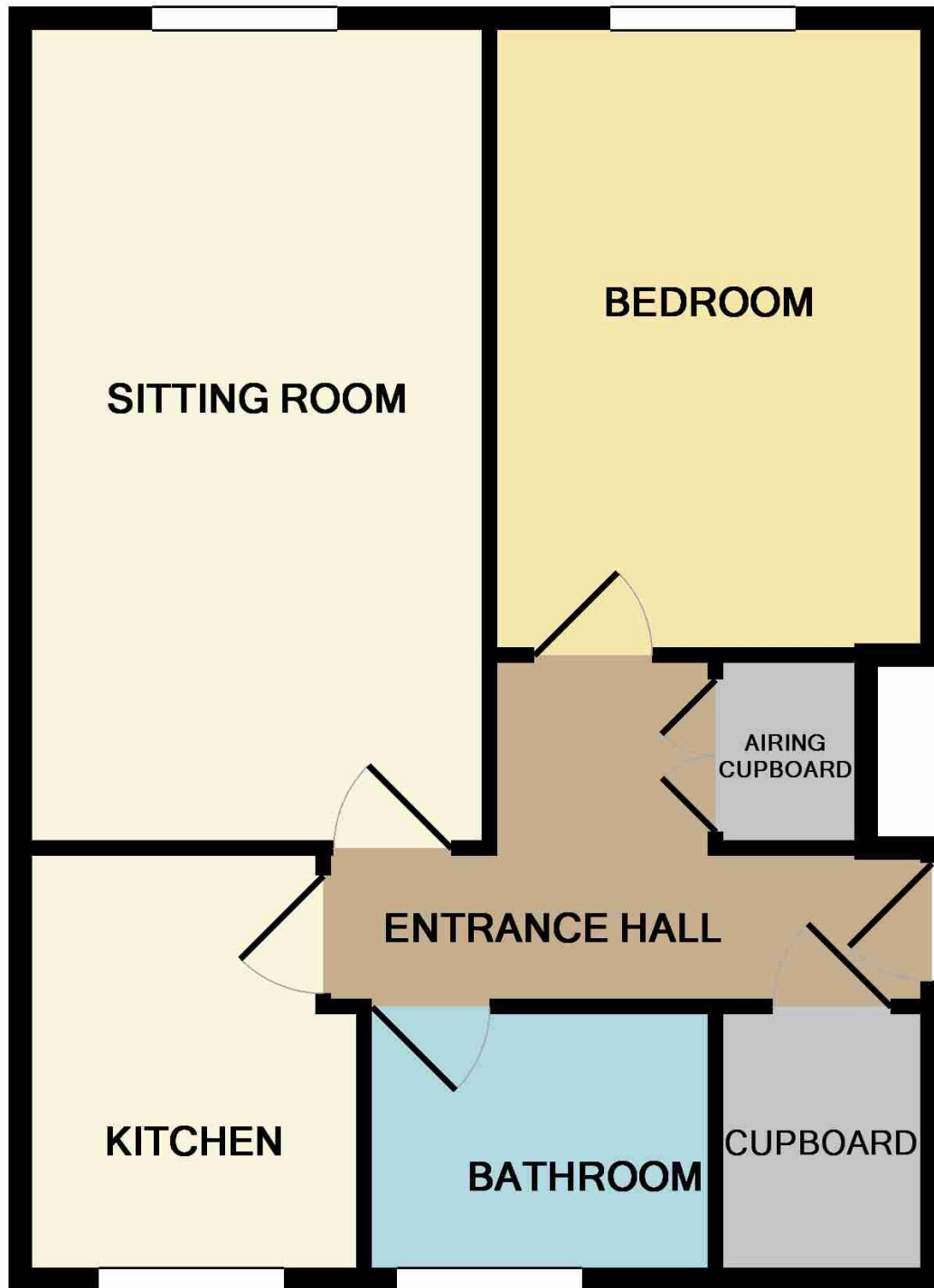
TENURE

The resale tenure for this property is Share of Freehold

EPC RATING

The EPC rating for this property is C72





**TOTAL APPROX. FLOOR AREA 497 SQ.FT. (46.2 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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