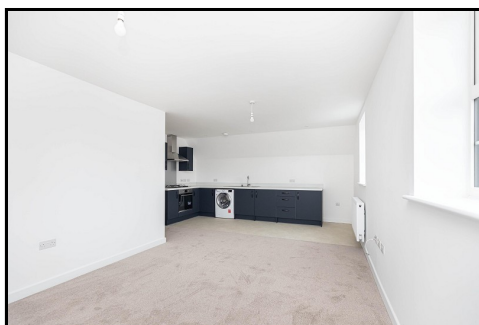




5 Fairview House Lymington Road, Highcliffe, Dorset. BH23 5ET

£1,295 Monthly



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





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Constructed by the multi-award winning Pennyfarthing Homes is this superb two double bedroom First Floor apartment situated in the heart of the Village centre. The property comes with an **ALLOCATED PARKING SPACE** to the rear and is available immediately.



COMMUNAL ENTRANCE

Accessed via a secure entry phone system leading into the Communal hallway with stairs to first/second floor and personal entrance door to:

ENTRANCE HALL

Two storage cupboards, doors to all rooms, ceiling light point, wall mounted panelled radiator.

OPEN PLAN KITCHEN/ LIVING/DINING ROOM

Situated across the width of the property being dual aspect with a UPVC double glazed window to the side and two further windows to the front (South facing) aspect. The Kitchen is fitted with a modern range of base and wall units with areas of laminate roll top work surface over and matching upstands, inset four ring hob and oven beneath with filter extractor over and under counter washer/dryer. Space for Fridge/Freezer

BEDROOM 1

Of good size with ample space for fitted or freestanding bedroom furniture and enjoying a West facing aspect via UPVC double glazed window to the side. Wall mounted panelled radiator, ceiling light point, power points.

BEDROOM 2

Of good size also with ample space for fitted or freestanding bedroom furniture and enjoying a West facing aspect via UPVC double glazed window to the side. Wall mounted panelled radiator, ceiling light point, power points.

BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with wall mounted hand shower attachment over, pedestal wash hand basin and low level flush WC. Part tiled walls, ceiling light point, wall mounted towel radiator.

OUTSIDE

The property will enjoy the benefit of an allocated car parking space to the rear of the development.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road and just before The Globe public house you will find Fairview.

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.

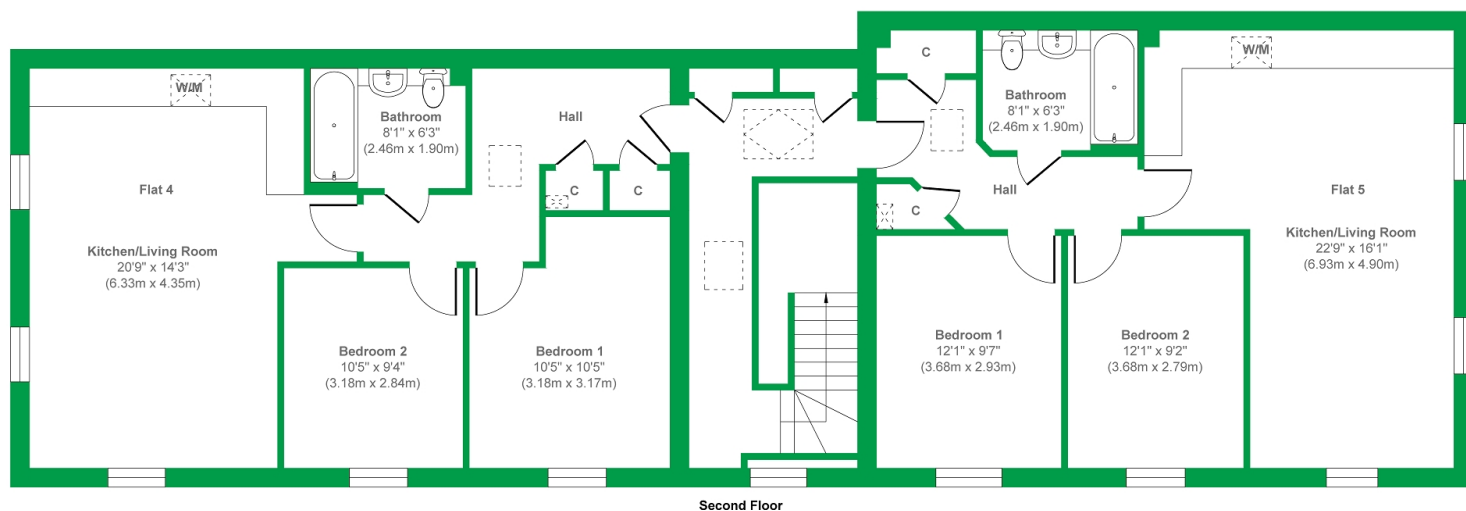
DEPOSIT - DPS

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. Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.comThe 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.

EPC RATING

The EPC rating for this property is B83





Approx. Gross Internal Floor Area 1596 sq. ft / 148.35 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.