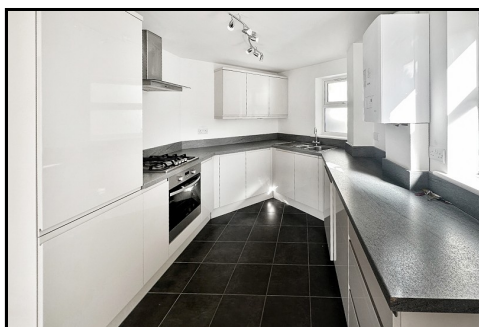
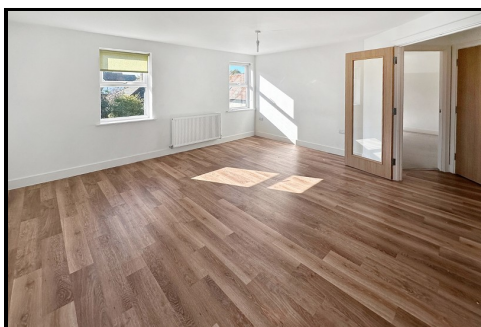




4 Peel House, 409 Lymington Road, Highcliffe, Dorset. BH23 5EN

£235,000



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

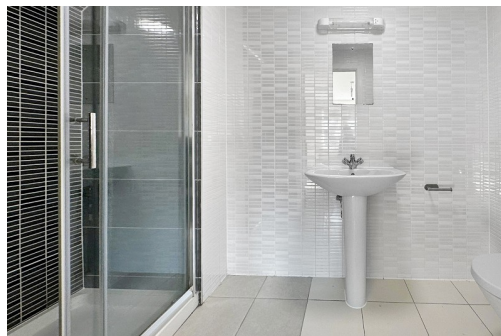




4 Peel House, 409 Lymington Road, Highcliffe, Dorset. BH23 5EN

£235,000

An outstanding two double bedroom, two bathroom, first floor apartment situated in the heart of Highcliffe Village Centre, close to the beaches and benefiting from an allocated parking space to the rear. No forward chain.



COMMUNAL ENTRANCE

Secure entry phone with stairs rising to First Floor, inner lobby and solid wood door to flat 4.

ENTRANCE HALLWAY

Wall mounted entry phone system, doors to all principal rooms, ceiling light points, power points, wall mounted panelled radiator, Karndean flooring. Door to:

OPEN PLAN LIVING AREA (17' 05" X 16' 08") OR (5.31M X 5.08M)

Karndean flooring, UPVC double glazed windows to side and rear aspects, power points, ceiling light points, television point, opening through to:

KITCHEN (11' 08" X 8' 08") OR (3.56M X 2.64M)

Fully fitted with a range of Cream high gloss fronted cupboard and drawer units with areas of Granite style work surface over, integrated fridge/freezer, washer/dryer, four burner Gas hob and electric fan assisted oven, UPVC double glazed window to side. Wall mounted Gas fired combination boiler. Tiled flooring. Under cupboard lighting and ceiling light point. Power points. Stainless steel sink unit with mixer tap over and drainer adjacent.

BEDROOM 1 (13' 0" X 10' 0") OR (3.96M X 3.05M)

UPVC double glazed windows to rear, large built in wardrobe with double doors, power points, ceiling light point, door to:

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising enclosed shower cubicle, WC and wash hand basin. Fully tiled walls and floor. Chrome ladder style towel radiator. Ceiling light point.

BEDROOM 2 (12' 04" X 10' 08") OR (3.76M X 3.25M)

UPVC double glazed window to side, power points, ceiling light point, space for freestanding bedroom furniture.

BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with mixer tap and wall mounted hand shower attachment, low level flush WC and wash hand basin. Fully tiled walls and floor, ceiling light point, ladder style towel radiator.

OUTSIDE

The property has the benefit of an allocated parking space to the rear of the block as well as a communal bin store and bike shed.

LEASEHOLD & MAINTENANCE FEES

The property is held on a Share of Freehold Tenure with the balance of a long leasehold interest and peppercorn Ground Rent. Maintenance is payable bi-annually and currently totals we believe around £1710 per annum but please confirm this with your Solicitor during the conveyancing process.

DIRECTIONAL NOTE

From our office in Highcliffe proceed towards New Milton and just across the central traffic lights in Highcliffe you will see the block under development on the right hand side.

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.

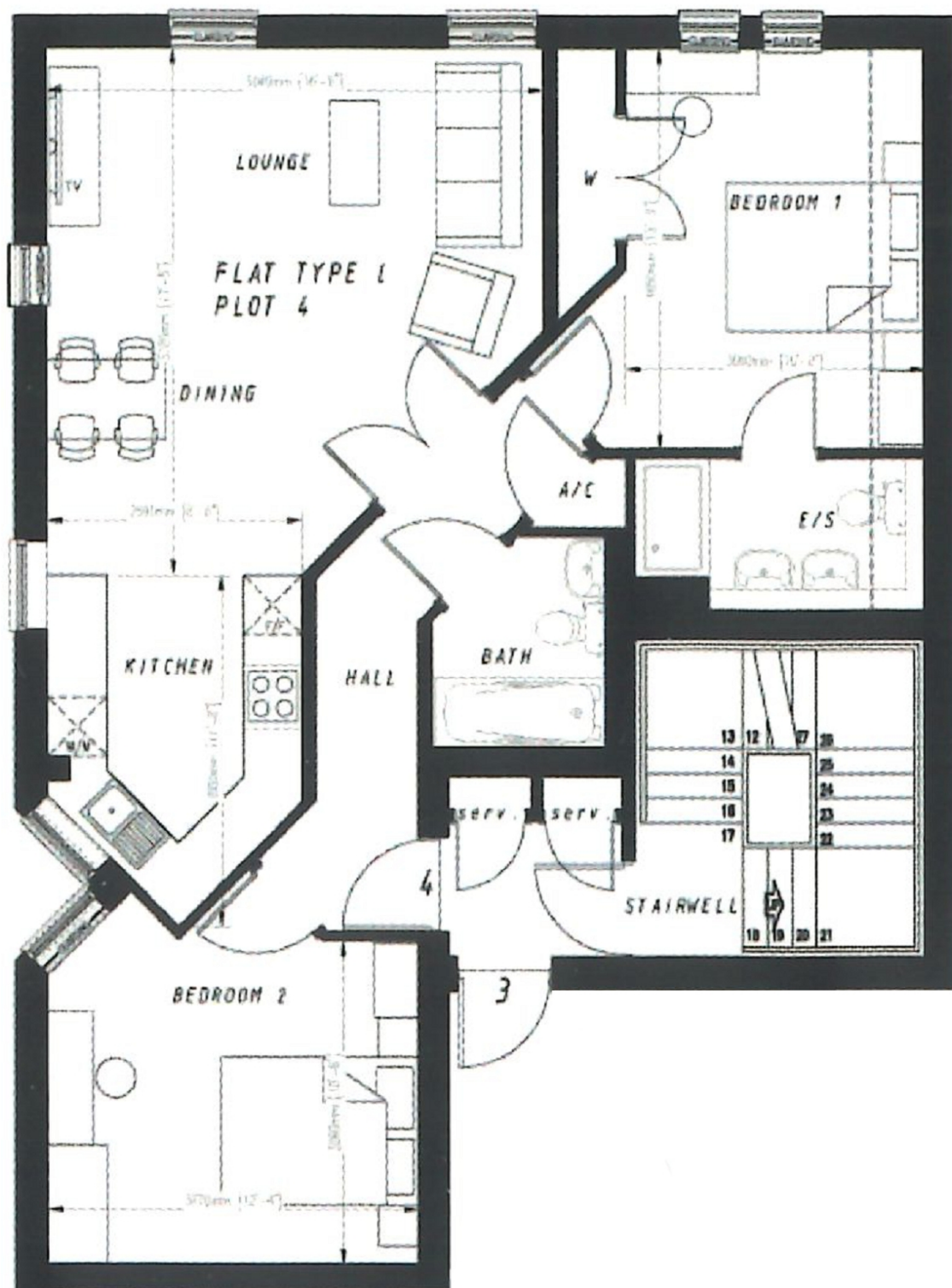
BUYERS NOTE

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.

EPC RATING

The EPC rating for this property is B83





Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe, Dorset, BH23 5EY
01425 277 777
highcliffe@rossnicholas.co.uk