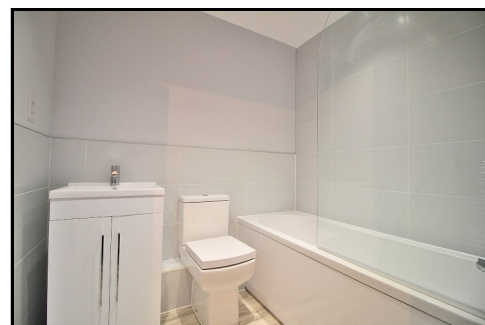




Flat 2, 420 Lymington Road, Highcliffe, Dorset. BH23 5HE

£169,950



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





Flat 2, 420 Lymington Road, Highcliffe, Dorset. BH23 5HE

£169,950

A superb one bedroom first floor apartment situated at the rear of this modern block in the centre of Highcliffe Village benefitting from a Share of Freehold tenure and low maintenance charges making this an excellent first time buy or investment purchase. Please be advised that there is no parking associated with this property. No forward chain

COMMUNAL ENTRANCE

Accessed via a UPVC double glazed door with entry phone system, stairs rise to the first floor with personal entrance door to the property.

ENTRANCE HALL

Cupboard housing meter, ceiling light point, wall mounted entry phone, opening through to the:

OPEN PLAN KITCHEN/ LIVING/DINING ROOM

Kitchen area: fitted with a good range of contemporary units with laminate square edged work surface over. Integrated appliances include a fridge/freezer, washer/dryer, four ring electric hob with oven beneath. Cupboard housing Gas fired boiler. Under cupboard lighting and ceiling light point. Inset stainless steel sink unit with mixer tap over and drainer adjacent. Opaque double glazed window to side.

Living Area: UPVC double glazed window to rear, ceiling light point, power points, television point.

BEDROOM

UPVC double glazed window to rear, ceiling light point, wall mounted panelled radiator, double power points, space for freestanding bedroom furniture.

BATHROOM

Fitted with a modern white suite comprising panel enclosed bath with shower over and glazed screen, low level flush WC and wash hand basin. Part tiled walls and floor. Chrome ladder style towel radiator, inset ceiling spotlights.

OUTSIDE

Communal bin store and cycle store.

LEASEHOLD & MAINTENANCE FEES

The property benefits from a share of freehold tenure and the residual balance of a 125 years lease. Maintenance is charged half yearly and currently is around £475 per half year.

DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction along Lymington Road going over the central set of traffic lights. After the traffic lights the development will be seen on the left hand side.

PLEASE NOTE

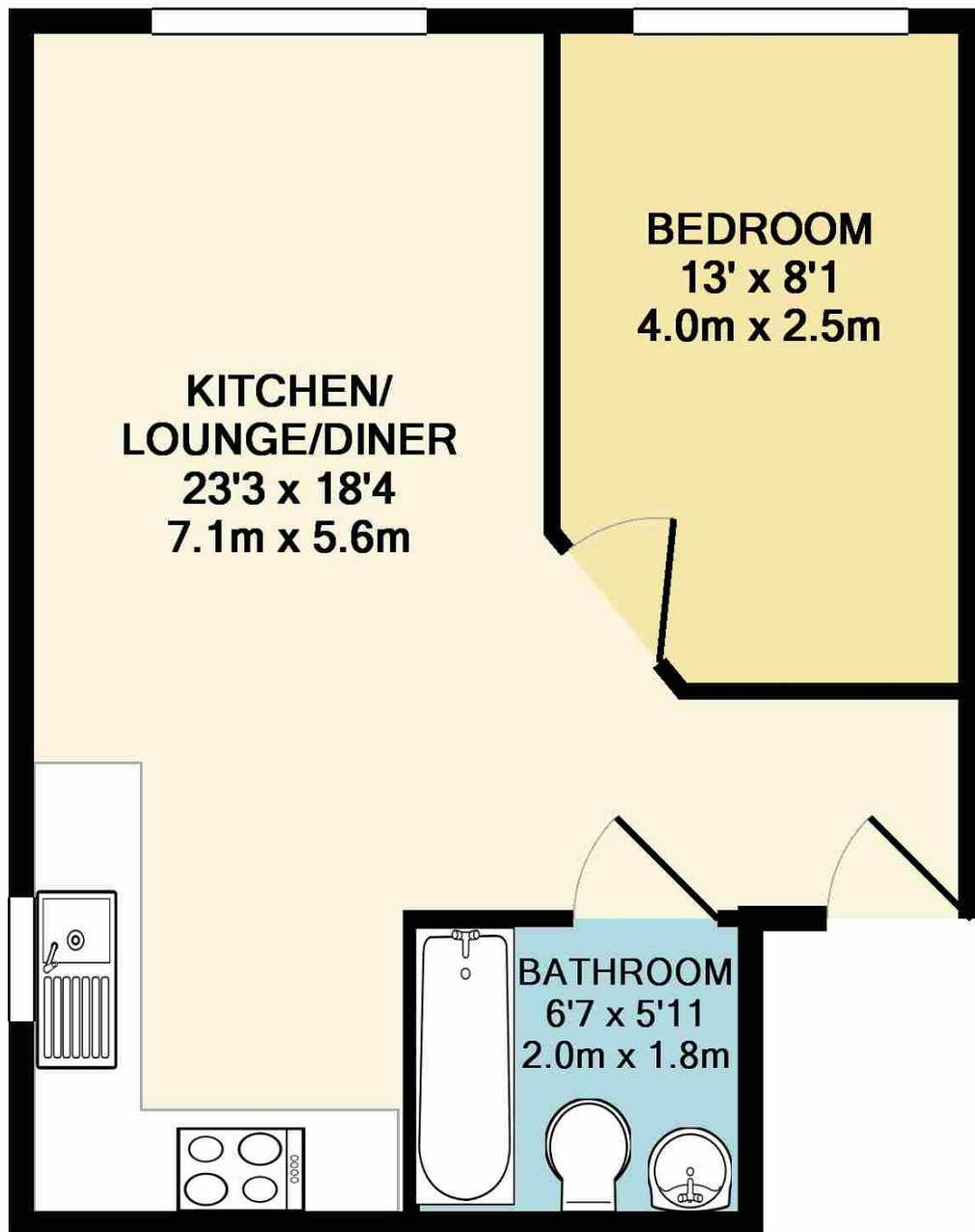
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any 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



TOTAL APPROX. FLOOR AREA 402 SQ.FT. (37.4 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

Made with Metropix ©2018

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

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.