



Apartment 5 Aris House, Lymington Road, Highcliffe, Dorset. BH23 5HE
£925 Monthly



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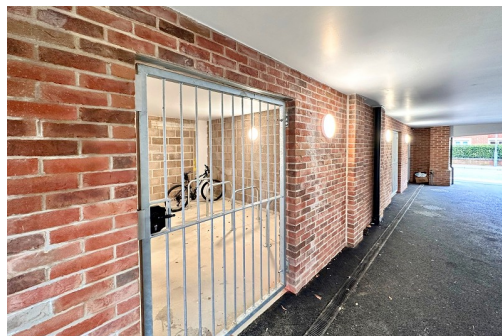




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A simply stunning one bedroom brand new apartment, centrally located in a landmark position on the bustling Highcliffe High Street. Benefiting underfloor heating, a passenger lift to all floors, stylish kitchen and a modern bathroom. Available immediately. Please be advised that this property does not have any parking on site.



COMMUNAL ENTRANCE

Accessed off the Gordon Road side of the building with telephone entry system. Lift provides access to all floors.

FIRST FLOOR LANDING

ENTRANCE HALL

Cloaks cupboard providing storage, doors off to all principle rooms.

OPEN PLAN KITCHEN/LIVING/DINING ROOM (15' 5" X 14' 6") OR (4.69M X 4.42M)

Kitchen Area: Fitted with a range of modern base and wall mounted units with areas of laminate work surface in part to two walls with inset sink unit with drainer adjacent. Integrated appliances include: Fridge/Freezer, electric fan assisted oven, four ring electric/induction hob and washing machine. UPVC double glazed window to the side, LVT flooring and inset LED ceiling spotlights over the Kitchen area and ceiling pendant in living area.

BEDROOM (14' 5" X 8' 5") OR (4.39M X 2.57M)

A good sized double bedroom with ample space for fitted or freestanding bedroom furniture. UPVC double glazed window to the side, under floor heating. Ceiling light point.

BATHROOM

Fitted with a modern matching white suite comprising of low level flush WC, wall mounted wash hand basin with vanity unit below and a panel enclosed bath with shower attachment over. Part tiled walls, inset LED ceiling spotlights, wall mounted towel radiator.

COMMUNAL FACILITIES

The block benefits a passenger lift to all floors as well as a communal stairwell. Residents will have access to a secure bicycle store and there is also a good sized refuse store adjacent.

DIRECTIONAL NOTE

From our office in Highcliffe, proceed East along the Lymington Road. At the traffic lights, the development will be located on the left hand side abutting the turning into Gordon Road.

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

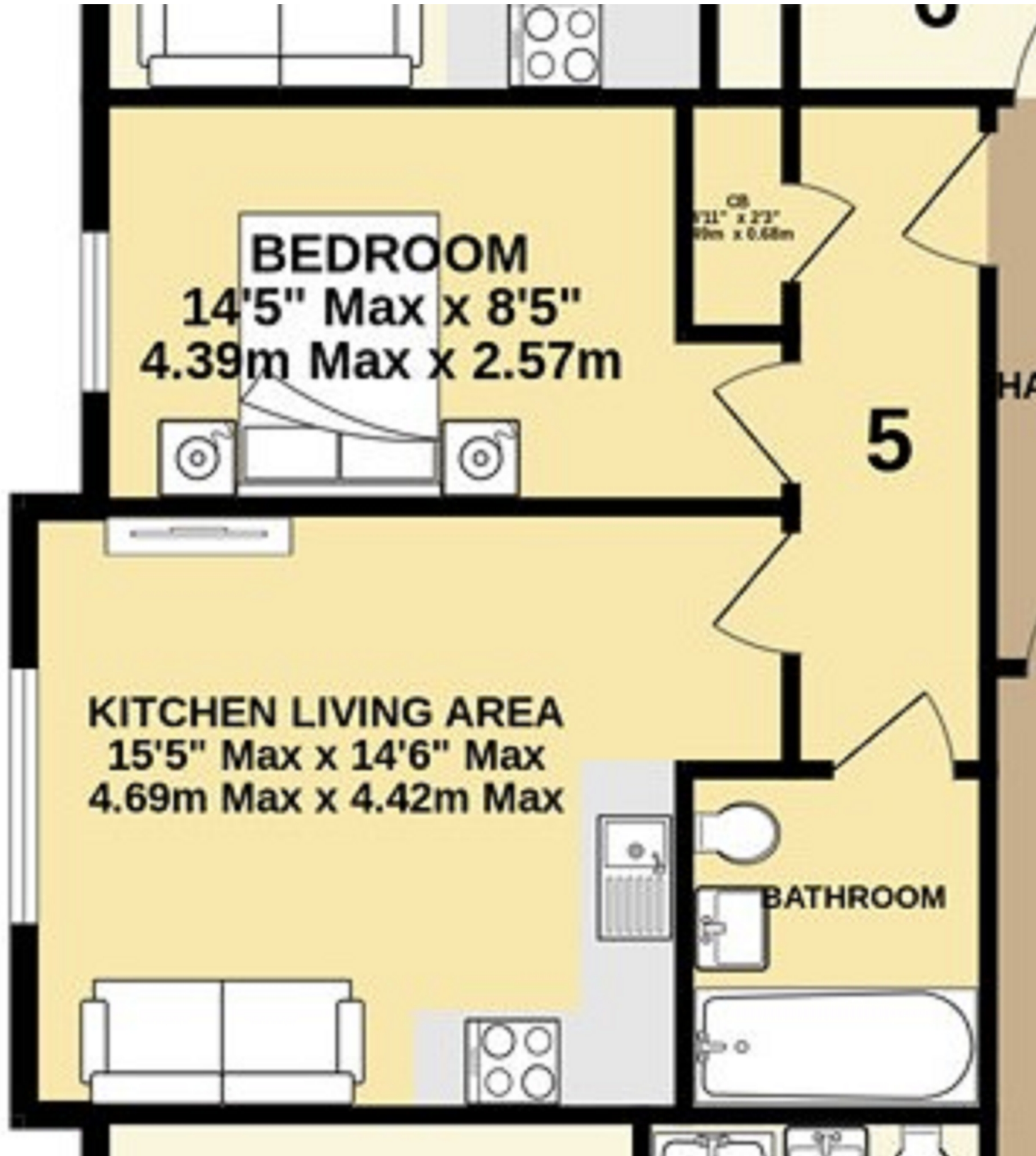
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.comThe DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

TENURE

The resale tenure for this property is

EPC RATING

The EPC rating for this property is B82



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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.