



**Cloverdale Court Anning Road, Lyme Regis DT7 3ED**



**welcome to**

## **Cloverdale Court Anning Road, Lyme Regis**

Fox & Sons are delighted to bring to the market this spacious and recently renovated two bedroom first floor apartment. Situated in Cloverdale Court, a highly regarded and well maintained complex of retirement apartments located in the beautiful coastal town of Lyme Regis.

### **Communal Entrance**

Accessed via secure door entry system, stairs rising to upper floors and lift

### **Entrance Hallway**

Entered via wooden front door, two built in cupboards, night storage radiator, wall mounted fuseboard and ceiling light points

### **Kitchen**

11' 5" x 5' 9" ( 3.48m x 1.75m )

Open to lounge, uPVC double glazed window to side aspect, range of wall and base units with worktop over, tiled splashback, integrated fridge/freezer, integrated electric oven and induction hob with cooker hood over, space for washing machine, ceiling light point and breakfast bar opening onto lounge

### **Lounge**

16' 11" x 11' 5" ( 5.16m x 3.48m )

uPVC double glazed window to rear aspect, night storage radiators and ceiling light points

### **Master Bedroom**

12' 8" x 8' 9" ( 3.86m x 2.67m )

uPVC double glazed window to rear aspect, built in cupboard, night storage radiator and ceiling light point

### **Bedroom Two**

12' 8" x 6' 6" ( 3.86m x 1.98m )

uPVC double glazed window to rear aspect, built in cupboard, night storage radiator and ceiling light point

### **Bathroom**

uPVC opaque window to side aspect, walk in shower, wash hand basin and WC vanity unit, heated

towel rail, part tiled walls and ceiling light point

### **Communal Gardens**

Rear garden:

Laid to lawn, paved path and steps leading to patio seating area with a view to the sea and a range of beautiful trees, flowers and plants

Front garden:

Stunning manicured laid to lawn garden with a range of flowers and plants

### **Communal Lounge**

Communal lounge area with garden access

### **Parking**

Ample parking with covered section also, outside lighting and tap, numerous storage facilities, recycling area and mobility scooter charging point





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## Cloverdale Court Anning Road, Lyme Regis

- SPACIOUS & RECENTLY RENOVATED TWO BEDROOM APARTMENT
- SOUGHT AFTER RETIREMENT COMPLEX
- COUNCIL TAX BAND D
- ACCESS TO BEAUTIFUL COMMUNAL GARDENS & LOUNGE
- AMPLE PARKING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£155,000**



Total floor area 58.1 m<sup>2</sup> (625 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
AXM104458 - 0003

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