

# FORTNAM SMITH & BANWELL



**RETIREMENT APARTMENT**

**A SHORT WALK TO SHOPS AND  
SEAFRONT**

**RESIDENTS PARKING**

**LOVELY SEA AND COASTAL VIEWS**

**OVER 55'S**

**COMMUNAL LOUNGE AND GARDEN**



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

**Guide Price £124,000**

## Situated on the second floor with pleasant views to the sea and along the West Dorset coast is this two bedroom retirement apartment.



Situated in the popular West Dorset seaside town of Lyme Regis, Cloverdale Court is a popular residential development of 44 purpose-built retirement apartments a short walk to the town's shops, beach and seafront. The development has a secure entry phone system, 24-hour emergency help call system and a part time on site house/facilities manager. The communal areas are very well maintained with a resident's lounge opening to a sunny paved terrace overlooking the garden. A private car park provides space for residents and visitors. The local town shuttle bus runs close by as does the main service which operates between Exeter and Weymouth.

Lyme Regis is famed for its many historic connections and character buildings, and of course, for its well known Cobb Harbour. As a resort, it is considered quite unspoilt, but has most of the shops and amenities that one could require. In addition to which there are numerous leisure activities including both sailing and power boat clubs, a cliff top golf course and a bowling club. The whole coastline with Lyme Regis and Charmouth at its centre has been designated a World Heritage Site commonly known as the Jurassic Coast, It lies approximately 5 miles from the market town of Axminster, with its main line railway connections to Waterloo (Approx. 2 3/4 hours). Taunton and Exeter are within a radius of about 30 miles with access to the M5 motorway and the county town of Dorchester is a similar distance. Locally there are excellent primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools.



## **The accommodation with approximate measurements comprises:**

Secure communal entrance with entry telephone. Stairs to second floor. (Lift to first floor)

### **Entrance Hall**

Alarm call point and entry telephone. Airing cupboard housing hot water tank. Cloaks cupboard. Night storage heater. Telephone point.

### **Living Room** 11' 4" x 16' 2" (3.45m x 4.92m)

UPVC double glazed window giving glimpses of golden cap and along the Jurassic coastline. Telephone and television points. Night storage heater.

### **Kitchen** 11' 4" x 5' 9" (3.45m x 1.75m)

Fitted base cupboard and drawer units with matching wall cupboards and built in Zanussi oven. Worksurfaces with inset sink, 4 ring induction hob and tiled surrounds. Appliance space for fridge/freezer, washing machine and dishwasher.

### **Bedroom 1** 8' 9" x 12' 8" (2.66m x 3.86m)

UPVC double glazed window with sea and coastal views. Built in wardrobes. Night storage heater. Television point.

### **Bedroom 2** 6' 7" x 9' 10" (2.01m x 2.99m)

UPVC double glazed window with view of Golden Cap. Electric panel heater. Built in wardrobe.

### **Bathroom**

White fitted suite with W.C. Wash hand basin, bath with glass shower screen, wall cupboards and towel rail. Extractor and fan heater.

### **Outside**

There are well maintained communal gardens with seating areas. Parking for residents and visitors.

### **Tenure & Maintenance**

The property is held on a 999 year lease from 1st June 1989. We understand from the vendors that the current service charge is £3960.80 pa and includes building insurance, water rates, maintenance of the structure, gardens and communal areas.

### **Services**

We are advised that the property has mains water, drainage and electricity.

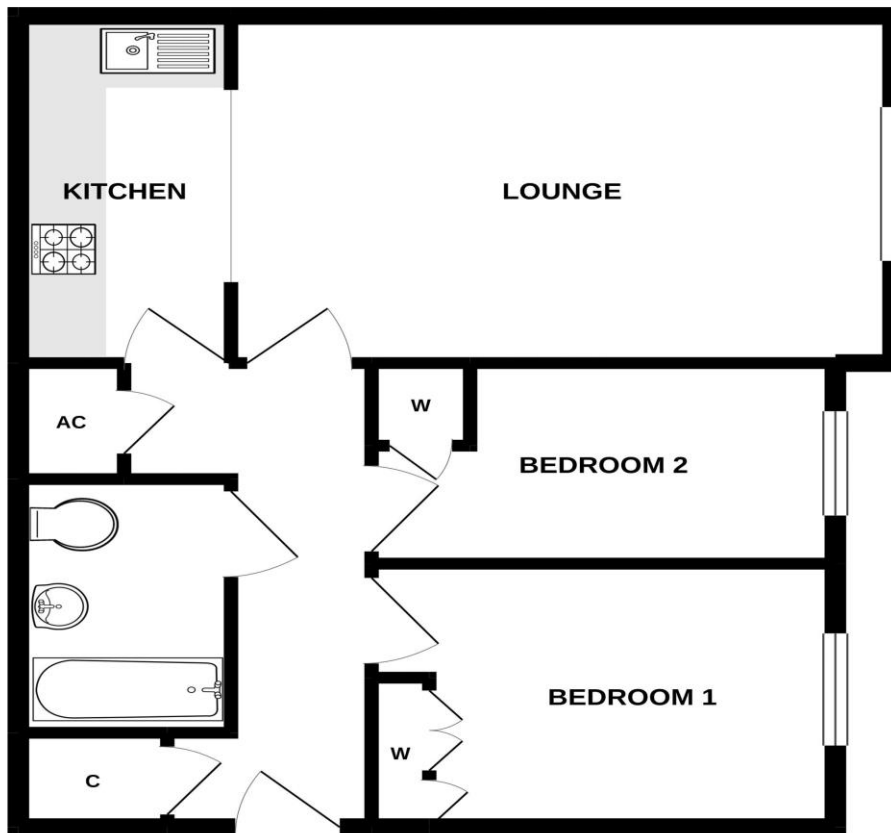
### **Agents notes**

Please note that the floorplan is not to scale and is for identification purposes only.

### **Local Authority**

Dorset Council. We are advised that the property is Tax Band D. EPC Band TBA

## SECOND FLOOR



### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### **DATA PROTECTION ACT 1998**

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