

# FORTNAM SMITH & BANWELL



**GROUND FLOOR APARTMENT**

**BALCONY WITH SEA VIEWS**

**COMMUNAL GARDEN**

**TWO BEDROOMS**

**CONVIENIENT LOCATION**

**GARAGE & ALLOCATED PARKING**



**41 Fairfield Court, Fairfield Park, Lyme Regis, Dorset, DT7 3DS**

**£250,000**



# **This well maintained two bedroom ground floor apartment with a garage and parking has views over the town to the Sea and Lyme Bay.**



This purpose built first floor apartment, constructed 35 years ago is on the local bus route and is situated in an elevated position in a popular residential and convenient location on the eastern side of Lyme Regis. This two bedroom apartment has a bright southerly outlook with views over the town, to the sea. The accommodation briefly comprises: Entrance Hall. Sitting room with gas fireplace. Sunny balcony with sea views. Kitchen. Two bedrooms with the larger benefitting from sea views. A bathroom completes the accommodation. Externally there are communal gardens shared between the 6 apartments. A garage and allocated parking.

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:**

Communal entrance with staircase down to ground floor.

Front entrance door to:

**Entrance Hall**

Radiator.

**Sitting Room** 11' 4" x 14' 3" (3.45m x 4.34m)

UPVC double glazed window with views to the sea. Hardwood flooring. Tiled fireplace with gas fire. Glazed door to inner hall. French door to:

**Balcony**

Sea Views. Wrought iron railings. Quarry tiled floor.

**Kitchen** 10' 6" x 7' 0" (3.20m x 2.13m)

Fitted with a range of wall and base units, stainless steel sink and drainer with pillar tap. Inset induction hob with cooker hood above. Fitted electric oven. Integral 'Hotpoint' washer. Recently installed 'Glow Worm' gas central heating boiler. UPVC double glazed window.

**Inner Hall**

Airing cupboard housing hot water cylinder with fitted immersion heater.

**Bedroom 1** 11' 8" x 8' 9" (3.55m x 2.66m)

Double bedroom with two UPVC double glazed windows overlooking the town towards the sea. Radiator.

**Bedroom 2** 8' 9" x 8' 9" (2.66m x 2.66m)

Radiator. UPVC double glazed window.

**Bathroom**

White suite comprising: Panelled bath with overhead shower. Vanity unit with inset wash hand basin and cupboard below. WC. Part tiled walls. Radiator.

**Outside**

Garage in an adjacent block approached by a tarmac driveway. Communal gardens laid principally to lawn with shrub borders.

**Tenure**

The apartment is held on a 200 year lease (198 years remaining) with the owners having a share of the freehold. No ground rent payable. The current management/maintenance charge is £900 pa which covers Buildings insurance, Electricity for communal areas, Gardening, Maintenance of building. Please note: We have been advised that current leases for Fairfield Court do not permit holiday letting but long term letting is allowed. We have been notified that Fairfield Court contains asbestos which is regularly monitored.

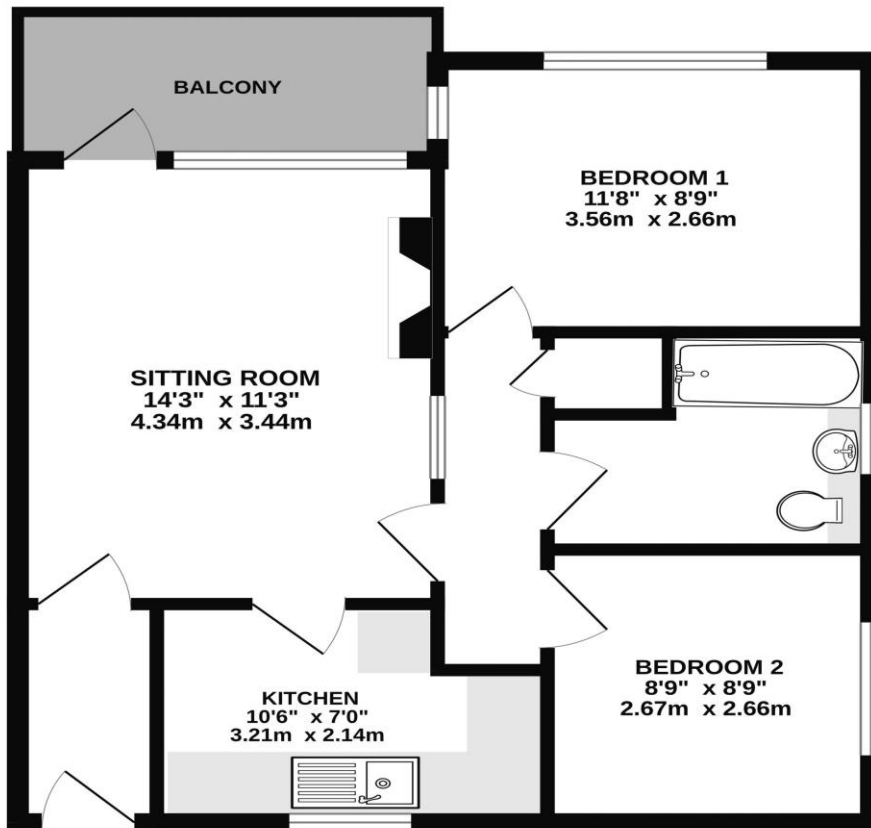
**Services**

All mains services connected.

**Local Authority**

Dorset County Council.  
Council tax band B.  
EPC rating D.

GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



**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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