



Anning Road, Lyme Regis
£145,000

FORTNAM
SMITH & BANWELL

28 Cloverdale Court

£145,000

Retirement Apartment ~ Panoramic Sea & Coastal Views ~ A short walk to shops & seafront ~ Over 55s ~ Residents' Parking ~ Communal Lounge & Garden

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 property is accessed via a secure communal entrance with entry telephone. Stairs to second floor with lift to the first floor. The door enters to the hallway with two storage cupboards, one housing a newly-fitted water heater, the other offering useful coat/shoe space. Vinyl flooring throughout for easy maintenance. The flat benefits from numerous large windows, making the whole space bright and airy.

The dual aspect spacious lounge with bay window provides exceptional views over the town, The Cobb and to the east of Golden Cap and Portland. The kitchen is comprehensively fitted with shaker style matching wall and base cupboards and wood effect laminate work



surfaces, with a good range of cupboards and drawers below. Inset porcelain 1 ½ sink drainer. Eye level electric oven. Hotpoint four-ring induction hob with extractor fan above. Appliances include: washing machine and fridge. Window here also has excellent views over the town and sea.

Two bedrooms benefitting from excellent views, with storage cupboard and double wardrobe in the master bedroom. The bathroom fitted with a white suite includes a bath with electric shower over, glass shower screen, WC, wash hand basin, heated towel rail and tiled surrounds.

Outside

Externally there are well maintained communal gardens with seating areas, a communal lounge and store. The car park is available for residents and visitors.

Tenure

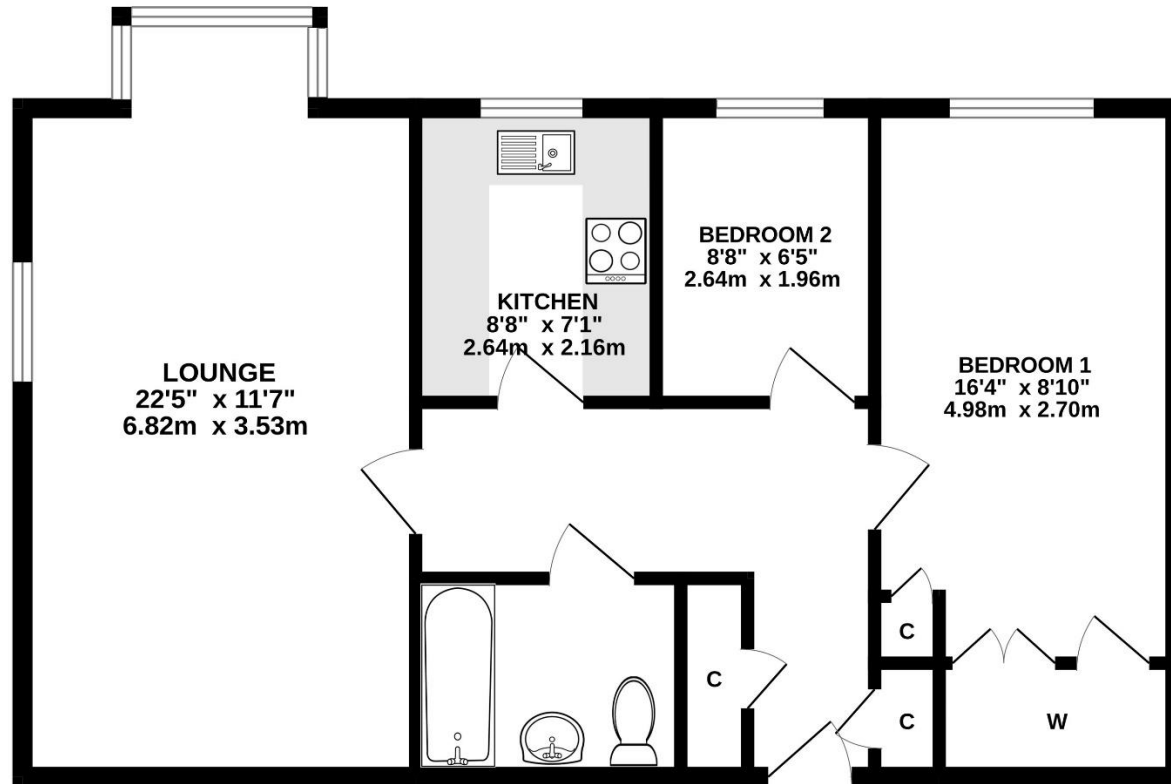
The property is held on a 999 year lease from 1st June 1994. We understand from the vendors that the current service charge is £4,677.81 pa and includes building insurance, water rates, maintenance of the structure, gardens and communal areas.

Services

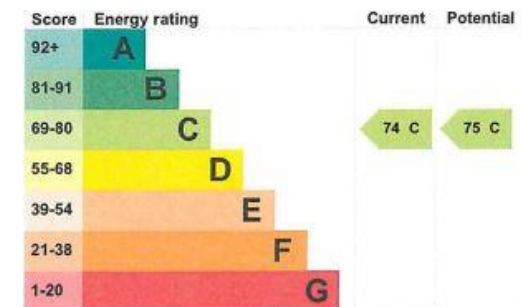
Mains water, electric and drainage all connected. Modern, newly-fitted, individually programmable electric radiators. TV and phone points in both lounge and main bedroom.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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