



Anning Road, Lyme Regis
£140,000

FORTNAM
SMITH & BANWELL

32 Cloverdale Court

£140,000

**One Bedroom Retirement Apartment ~
Bay Window with 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. A communal lift to the first floor. The door enters to the hallway with a storage cupboard, housing a newly-fitted water heater. The flat benefits from numerous large windows, making the whole space bright and airy.

The spacious lounge with feature bay window provides exceptional views over the town and The Cobb. The kitchen is comprehensively fitted with wood effect shaker style matching wall and base cupboards and laminate work surfaces, with a good range of cupboards and drawers below. Inset porcelain sink and drainer. Electric oven. Hotpoint four-ring



induction hob with extractor fan above. Appliances include: washing machine and freestanding fridge/freezer. The window in the kitchen also has excellent views over the town and sea.

Double bedroom benefitting from excellent views, with storage cupboard/wardrobe. The bathroom fitted with a white suite includes a walk-in shower with glass shower screen, WC, wash hand basin, heated towel rail, vanity unit and panelling for easy maintenance.

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

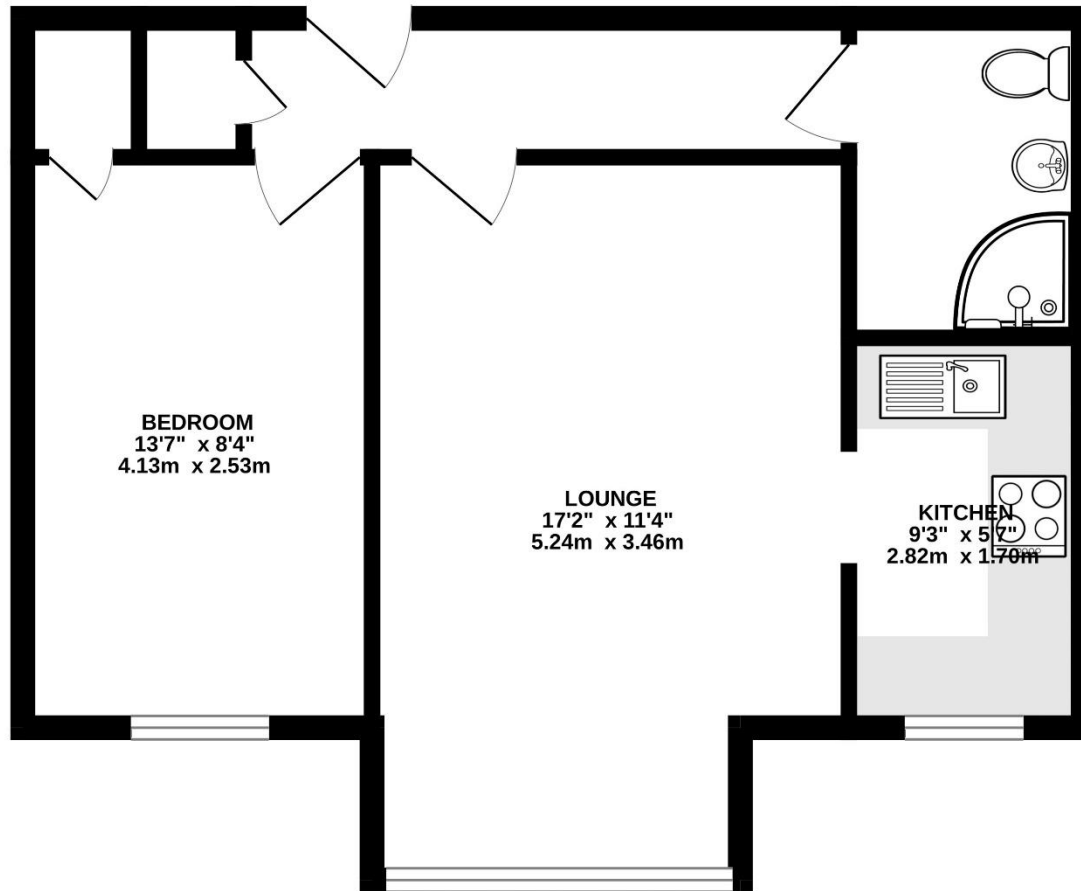
The property is held on a 999 year lease from 1st June 1994. We understand from the vendors that the current service charge is £4,677.81 pa and includes building insurance, water rates, maintenance of the structure, gardens and communal areas.

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.

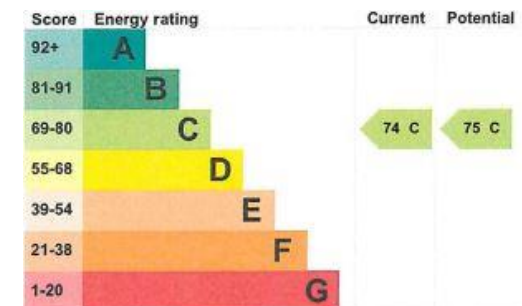


FIRST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 457 sq.ft. (42.4 sq.m.) approx.

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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