



Broad Street, Lyme Regis  
£495,000

FORTNAM  
SMITH & BANWELL



# 2 Holmcroft

£495,000

**Ground Floor Apartment ~ Two Double Bedrooms ~ Open Plan Lounge/Diner ~ Close To Town Centre, Beaches & Seafront ~ Excellent Holiday Letting Potential ~ Secure Parking & Communal Gardens**

## The Property

Perfectly presented and with a spacious living area, No. 2 Holmcroft is situated in a much sought after exclusive development quietly tucked away yet still in the town centre. Boasting a sleek and stylish interior, featuring premium finishes and designer touches throughout.

Holmcroft completed in 2014 was designed by award winning architects ADG. The property benefits from key code entry gate and communal door, allocated parking space, communal lift, charming walled communal gardens and a resident's access pedestrian gate into the beautiful Langmoor and Lister gardens with paths to the Marine Parade and beach. At present the property is successfully let through Lyme Bay Holidays

The property with Oak engineered flooring and underfloor heating throughout is accessed via a half flight of stairs leads to the entrance hall with two useful storage cupboards one containing gas fired combi boiler and washing machine.

The Lounge/Diner is the feature room of the property with a triple aspect bay in the dining area. The kitchen is fitted with a range of modern white units comprising base cupboards and drawers with matching wall cupboards. Work surface with tiled surrounds, inset sink and drainer. Electric hob with dual oven below





and extractor above. Other fitted appliances include fridge/freezer and dishwasher.

The principal bedroom has French doors to a Juliet balcony and an en suite with fully tiled surrounds and flooring. A white suite comprising: Bath with shower attachment and glass screen. WC. Wash hand basin. Heated towel rail. Large wall-mounted mirror.

The second bedroom is a comfortable double with a window. The bathroom with Grey tiled flooring and surrounds. White suite comprising: Walk in shower with glass screen. WC. Wash hand basin with vanity unit. Heated towel rail.

### Outside

Holmcroft is accessed from Broad Street via a set of remotely operated double gates. To one side there is a secure pedestrian gate (with key code and call entry system). The driveway leads to an allocated parking space for No.8. Steps lead to a beautiful walled communal garden. A secure wooden gate gives access to the Langmoor and Lister public gardens which lead to the Marine parade and beach.

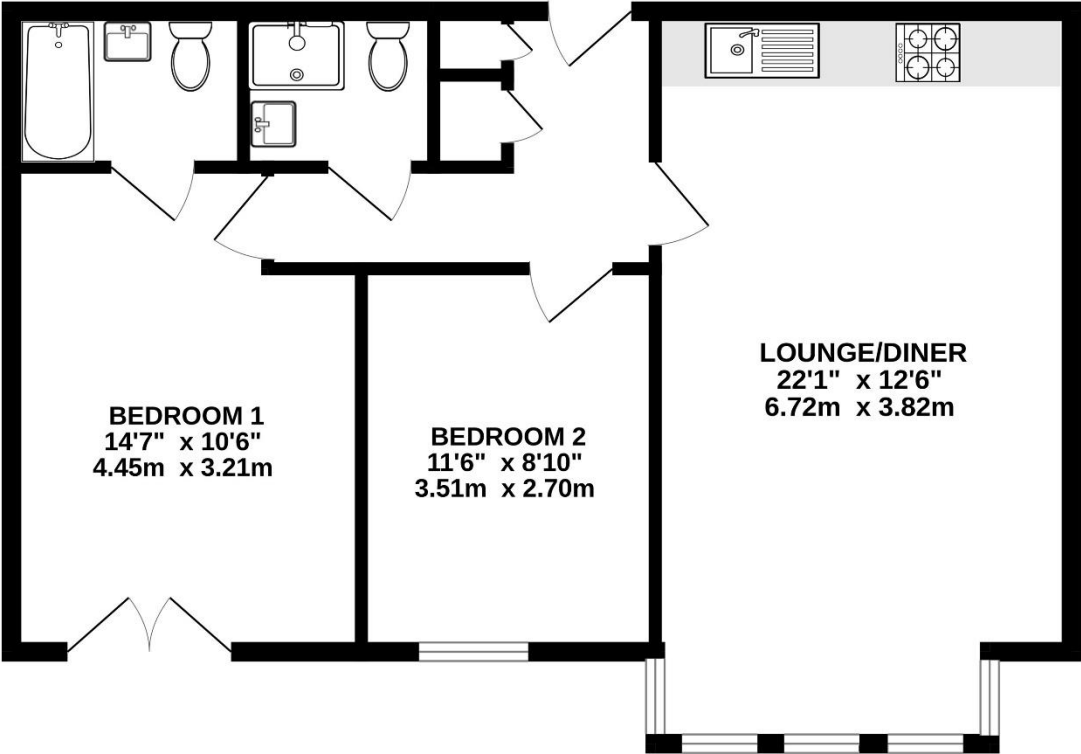
### Material information & Tenure

The property is held on a 999 year lease starting in 2014. The freehold was transferred to a management company in which all apartment owners are equal shareholders. The current maintenance charge is £551 per quarter as of 2024 which covers the cost of buildings insurance, maintenance/repair of communal areas and utility costs for the outside lighting, powered gateway and lift maintenance.

Local Authority: Dorset Council  
Council Tax Band: Business Rates  
Tenure: Share Of Freehold  
All Mains services connected



GROUND 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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