



# Cloverdale Court

Anning Road, Lyme Regis



# Cloverdale Court

Anning Road  
Lyme Regis  
DT7 3ED

An upper ground floor retirement apartment, presented to a good standard and with the benefit of a no onward chain.



- 2 bed retirement apartment
- Well maintained communal gardens
- Parking for residents and visitors

Guide Price £125,000

Leasehold

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## DWELLING

Welcome to this charming retirement apartment located on Anning Road in the picturesque town of Lyme Regis. This lovely property boasts a spacious main bedroom, perfect for relaxing in comfort. The modern fitted bathroom adds a touch of luxury to everyday living. The apartment is situated on the ground floor, benefitting from well appointed accommodation presented to a very good standard. With two bedrooms, there's plenty of space for guests or to pursue hobbies. The lounge diner is ideal for entertaining friends and family or simply enjoying a peaceful evening in. This apartment is exclusively for those over 55, ensuring a peaceful and serene living environment.

## ACCOMMODATION

This flat lies on the upper floor of the apartment block, entered by a shared hallway within the block. Upon entry, there is good sized hallway with the living room positioned to the right of the property with an electric fireplace as the main focal point and a dining area. The kitchen is positioned to the centre of the flat benefiting from a fitted electric cooker and washing machine. To the left side of the flat is the two bedrooms and shower room. The principle bedroom benefits from ample storage.

Cloverdale Court is a well-maintained complex of purpose built retirement apartments. Included within the

management charge is a part time Facilities Manager who organises the day to day running of the property and a 24 hour alarm system in place to which all the flats are connected.

There is also a Residents' Association making use of the excellent Residents' lounge facilities.

## OUTSIDE

This retirement apartment boasts well maintained communal gardens, with seating areas for residents to enjoy. Parking for residents and visitors is available. From outside Cloverdale Court there is a local shuttle bus stop which runs throughout the town with an additional main service route from Charmouth Road which operates between Weymouth and Exeter.

## SITUATION

Lyme Regis is a picturesque coastal town noted for its many character buildings, centuries old Cobb Harbour and unspoilt surrounding countryside. The town centre provides good shopping facilities for day to day needs and the larger centres of Taunton and Exeter are both about 28 miles away. There is a main line railway station at Axminster. In Lyme Regis there is also a sailing club, bowls, golf course, theatre and numerous local societies.

## SERVICES AND LOCAL AUTHORITY

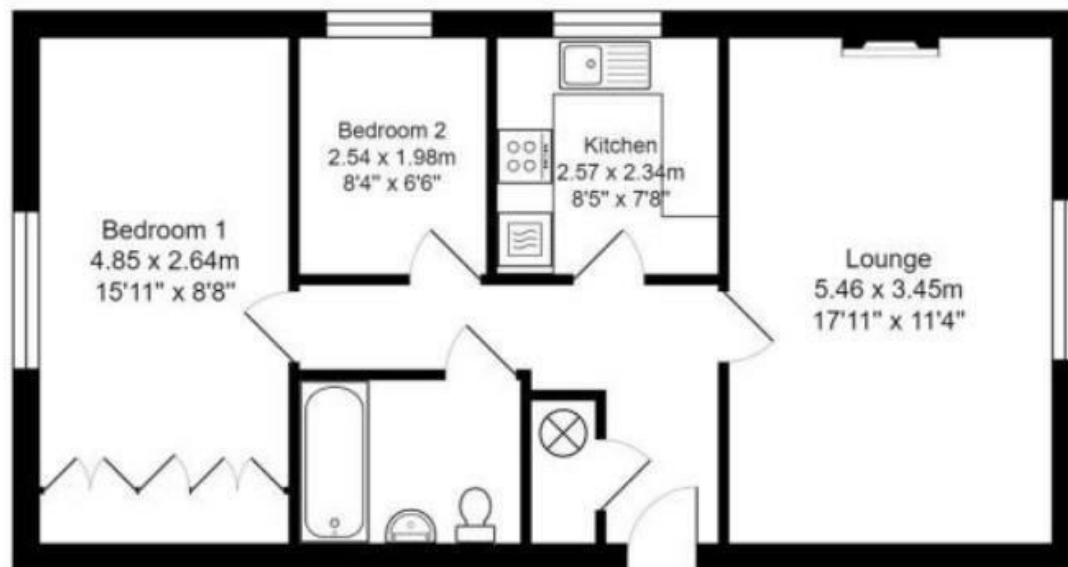
Mains electricity, water, drainage and electric heating  
Broadband - Ultrafast broadband is available.  
Mobile phone coverage - Network coverage is mostly good outdoors but limited indoors.  
Local Authority: Dorset Council  
Council Tax Band: D  
Tenure: Leasehold

## LEASE AND TENURE DETAILS

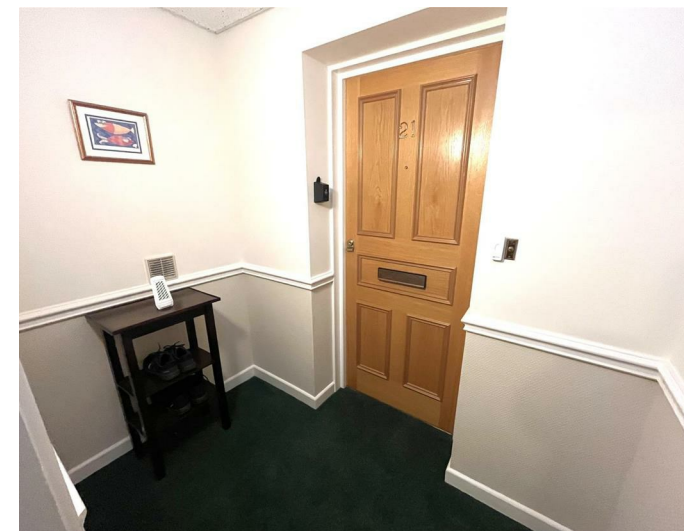
Applicants must be aged 55 years or over.  
Service Charge £4782.17 pa  
999 year lease from 1989



Energy Efficiency Rating		Current	Potential
Key energy efficiency - lower ranking costs			
A++ (101-120)	A+ (81-100)	A (61-80)	B (41-60)
C (21-40)	D (1-20)	F (9-18)	G (1-8)
Key energy efficiency - higher ranking costs			
England & Wales			
EU Directive 2010/31/EC			



Total Area: 59.8 m<sup>2</sup> ... 644 ft<sup>2</sup>  
 Not to scale. Measurements are  
 approximate and for guidance only.



Bridport/DM/12052025REV



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