

Flat 26, Cloverdale Court



Flat 26, Cloverdale

Anning Road, Lyme Regis, DT7 3ED

Jurassic Coast 0.5 Miles; Bridport 10 Miles;

A well presented, comfortable and modernised two bedroom property in sought after Lyme Regis

- Over 55's
- Spacious Sitting / Dining Room
- Modern Kitchen & Shower Room
- Parking Available
- Council Tax Band: D
- Leasehold

Guide Price £139,000

DESCRIPTION

A purpose built retirement home on the upper first floor with a lift to a private entrance. There is a facilities manager on site who organises day to day running of the property as well as a residents Association which makes use of the excellent residents lounge facilities and a 24 hour alarm system in place which all the flats are connected to. There is bus stop directly outside the building with a shuttle bus into Lyme Regis making this a very convenient position for access to shops and the coast.

ENTRANCE LOBBY

With a glazed door from communal landing with solid front door to flat.

HALLWAY

With door to airing/storage cupboard, coat hooks, immersion heater for overnight and daytime charging and fitted carpet.

Doors to;

SITTING / DINING ROOM

Spacious room with electric heaters, television, VHF and phone points and fitted carpet.

KITCHEN

Comprises of modern wall, base and drawer units, worksurface with inset stainless steel sink unit, hob with extractor over, electric double oven, microwave, integrated dishwasher and fridge freezer, free standing washing machine and tiled floor.



BEDROOM TWO

Single with electric heater, phone ports and fitted carpet.

BEDROOM ONE

Good sized double with fitted wardrobes, drawers and bedside tables, wall mounted television, electric heater, phone ports and fitted carpet.

SHOWER ROOM

Modern and updated bathroom with large walk in shower

OUTSIDE

The grounds are very well maintained by the management company with very private communal gardens and seating areas for the residents to enjoy. The communal garden is used to host barbecues and events and sits off the communal lounge (which has been recently renovated) which makes for a lovely outdoor space and can be used by residents and visitors.

There is plenty of parking for residents and visitors.

SERVICES

Mains electric.

Broadband - Standard up to 16Mbps, Superfast up to 80Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

SITUATION

The property is set within easy walking distance of the centre of Lyme Regis with its iconic Cobb and beautiful bathing beaches. Lyme is part of the stunning Jurassic Coast with a thriving town centre offering convenience and bespoke shopping of a surprising variety, as well as a number of renowned popular restaurant and hotels. The area is designated as an Area of Outstanding Natural Beauty and has excellent walking and water sport opportunities. Cloverdale Court is a convenient 6 miles away from the mainline station at Axminster with services to London Waterloo, making the area an ideal weekend or holiday retreat, with excellent road and rail access further westwards into Devon and Cornwall.

DIRECTIONS

From Bridport, follow the A35 and after 6 miles, at the roundabout, take the second exit to Fernhill. From the Charmouth Road, turn into Annings Road and the entrance to Cloverdale Court can be found on your right.

Lease details

Lease start date 23/11/1994

Lease length- balance of 999 years

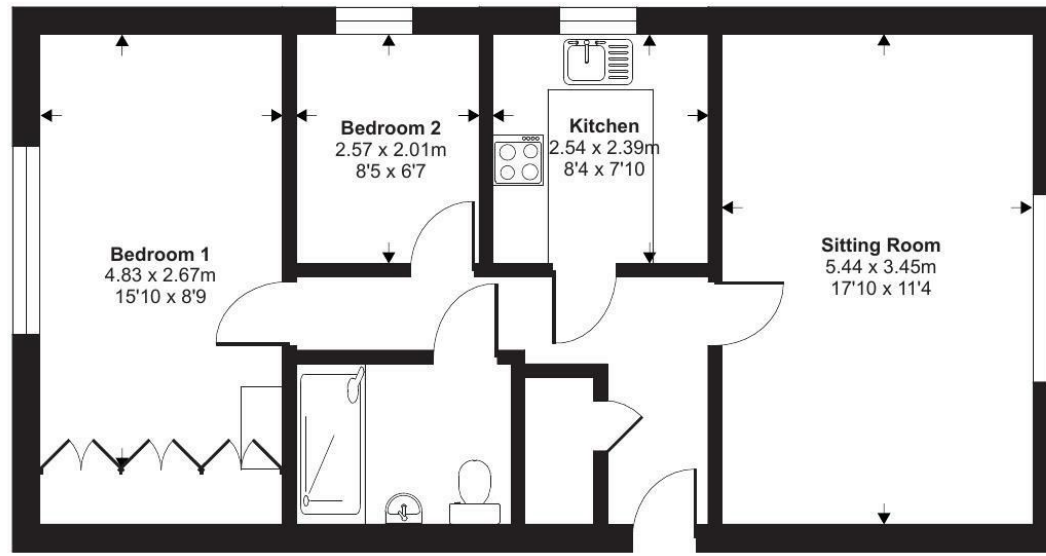
Annual service charge £4,677.81

Peppercorn ground rent





Approximate Area = 645 sq ft / 59.9 sq m
For identification only - Not to scale

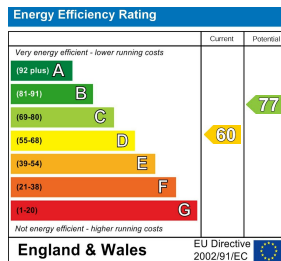


Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024. Produced for Stags. REF: 1075122

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32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



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