



AN UPPER GROUND FLOOR RETIREMENT APARTMENT, PRESENTED TO A GOOD STANDARD AND WITH THE BENEFIT OF NO ONWARD CHAIN.



Flat 21 Cloverdale Court, Anning Road, Lyme Regis DT7 3ED
Guide Price £145,000

- Upper Ground Floor Flat
- Very Well Presented
- Easy Access to Town Centre and Seafront
- Living/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Communal Garden and Parking
- Over 55 Age Restriction

21 Cloverdale Court is situated to the upper ground floor of the block, bordering Charmouth Road and benefitting from well appointed accommodation presented to a very good standard.

The flat benefits from comfortable living space and has a light aspect, and would ideally suit those looking for easy to maintain accommodation, and which has the benefit of a newly installed bathroom suite.

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. 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.

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 (6 miles inland). In Lyme Regis there is also a sailing club, bowls, golf course, theatre and numerous local societies.

The town is situated on the beautiful and unspoilt Devon and Dorset 'Jurassic Coast' awarded World Heritage Site status by UNESCO in December 2001.

The Accommodation Comprises:

Private entrance lobby with front door to:

Entrance Hall

With built in cupboard housing immersion tank. Night storage heater. Doors to:

Lounge

17'11" x 11'4" (5.46m x 3.45m)

With night storage heater. Electric flame effect fireplace within a timber surround. Double glazed window. TV and telephone points.



Kitchen

8'5" x 7'8" (2.57m x 2.34m)

With vinyl floor, double glazed window. Matching wall and base units with laminate worktops and inset sink and drainer. Tiling to splashbacks. Fridge/freezer and washing machine. Electric hob and oven.

Bedroom 2

8'4" x 6'6" (2.54m x 1.98m)

With night storage heater and double glazed window.

Bedroom 1

15'11" x 8'8" (4.85m x 2.64m)

With built in wardrobes including a small digital safe, night storage heater and double glazed window.

Bathroom

Contemporary white suite comprising panelled bath with electric shower over, WC, hand basin. Partly tiled walls. Electric ladder style towel rail. Extractor fan. Shaver point. Vinyl flooring.

LOCATION AND OUTSIDE SPACE

Landscaped communal gardens to both the front and rear of the building with an unallocated parking space.

MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: D

Tenure: Leasehold

Applicants must be aged 55 years or over.

The following information is believed to be correct but applicants should verify this with their own enquiries:

The apartment is held on a 999 year lease from 1989.

We understand that whilst holiday lettings are not permitted, the apartments can be used as a second home or let out on a short term basis (age restriction applies).

Ground Rent: Peppercorn

Freeholder: Retirement Care Group Ltd.

SERVICE CHARGE

We understand the current service charge is around £4,782.17 p.a. (2023) (can be paid monthly or quarterly) and this includes the following:

1. Service of a part-time Facilities Manager.
2. Alarm and door entry system monitoring and maintenance (24 hours).
3. Garden maintenance.
4. Cleaning of all communal areas.
5. Window cleaning (all windows).
6. Water and sewerage charges.
7. Lighting and heating of communal areas.
8. General upkeep of the estate.
9. Fire alarm maintenance.
10. Building insurance.
11. First Port Retirement Property Services fee.
12. Contingency Fund contribution for major service repair.
13. Redecoration Fund contribution for external and internal communal parts redecoration.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

SERVICES

We understand the following to be correct by applicants should verify this with their own enquiries.

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Electric heating. There is no gas connection to the property.

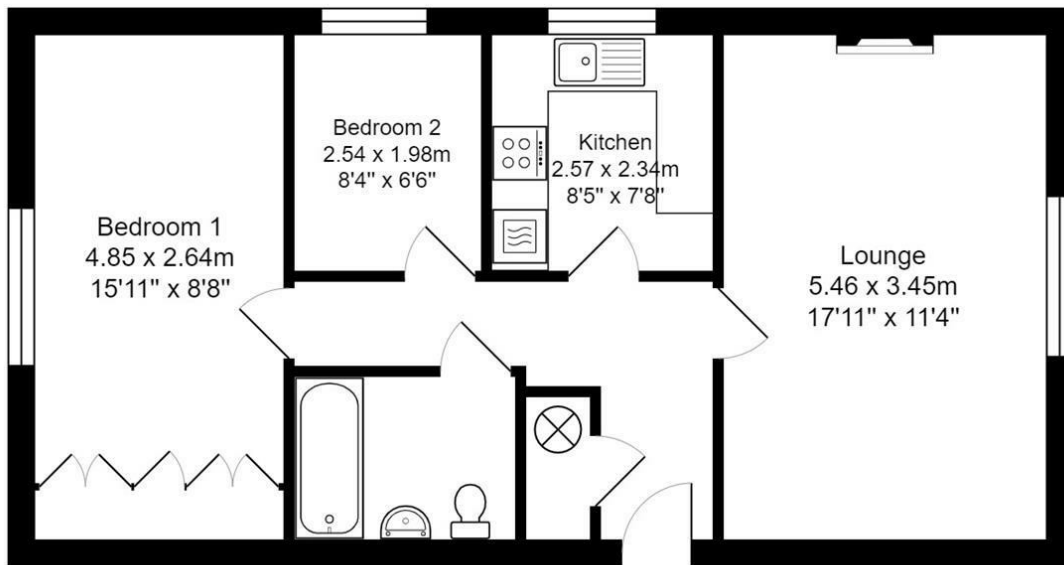
Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk. At present telephone and broadband are not connected to the property.

VIEWING

Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

From our offices proceed down Broad Street, through the traffic lights into Church Street then turn left into Anning Road. Cloverdale Court can be found on the right hand side.



Total Area: 59.8 m² ... 644 ft²

Not to scale. Measurements are approximate and for guidance only.



NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4652**

www.martindiplock.co.uk
email: post@martindiplock.co.uk

36 Broad Street, Lyme Regis
Dorset, DT7 3QF
01297 445500