



A SECOND FLOOR RETIREMENT APARTMENT, BENEFITTING FROM SEA VIEWS.
NO ONWARD CHAIN.



Flat 30 Cloverdale Court, Anning Road, Lyme Regis DT7 3ED
Guide Price £124,000

- Second Floor Flat
- Sea Views
- In Need of Updating
- Easy Access to Town Centre and Seafront
- Living/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Communal Garden and Parking
- Over 55 Age Restriction



No. 30 is situated to the second floor of the block, bordering Charmouth Road and benefitting from sea views from the main living space. It is now in need of updating and refurbishment, and is offered to the market with no onward chain.

The flat benefits from comfortable living space and has a light aspect, and would ideally suit those looking for easy to maintain accommodation.

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:

Entrance Hall

With entry telephone and alarm call point. Airing cupboard housing immersion cylinder. Night storage heater. Loft access. Smoke alarm.

Living Room

1'3" max. x. 11'4" (5.26m x 3.45m)

With 2 night storage heaters. Double glazed window to front affording views. Telephone and TV points.



Kitchen

11'4" x 5'9" (3.45m x 1.75m)

Matching wall and base units with rolled edge laminate worktops. Integral 'Zanussi' electric oven and induction hob. Stainless steel 1.5 bowl sink and drainer. Washing machine/dryer, dishwasher and undercounter fridge included. Tiling to splashback areas.

Bedroom 1

12'8" x 8'9" (3.86m x 2.67m)

With double glazed window to front aspect, built in wardrobes. Night storage heater. TV point. Alarm pull cord.

Bedroom 2

12'8" x 6'7" (3.86m x 2.01m)

With double glazed window to front aspect, night storage heater.

Bathroom

Carpeted, panelled bath with 'Mira' electric shower over. Pedestal hand basin, WC, fitted drawer unit and overhead cupboards. Wall mounted heater. Extractor fan.

LOCATION AND ACCESS

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

LEASE INFORMATION

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

Property Management Company: First Port.

Freeholder: Estates and Management Ltd.

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

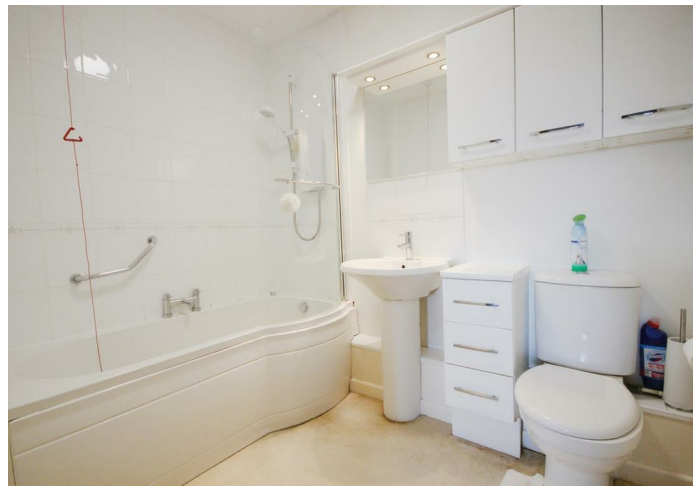
A service charge is payable but no ground rent.

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).

SERVICE CHARGE

We understand the current service charge is around £4,791.02 p.a. (2024) (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	78 C	80 C
55-68	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

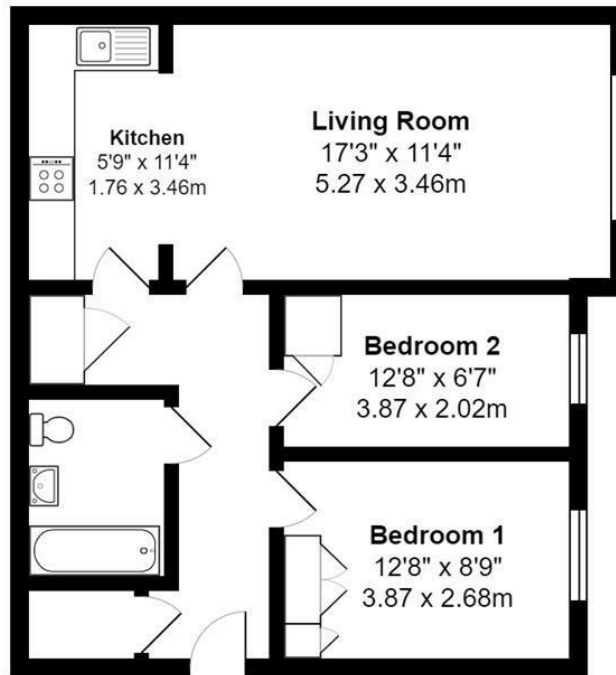
Drainage: Mains

Heating: Night storage heaters. There is no gas connection to the property.

Broadband and Mobile Signal/Coverage: Telephone and broadband are not currently connected to the property.

VIEWING

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



Second Floor

Total Area: 697 ft² ... 64.7 m²

All measurements are approximate and for display purposes 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. **S4645**

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