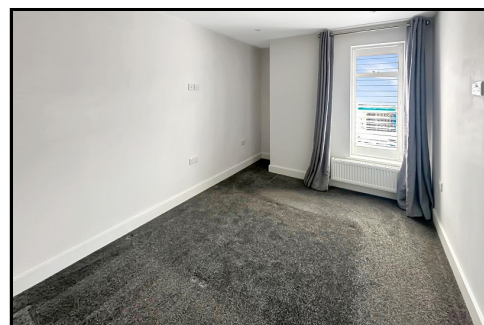
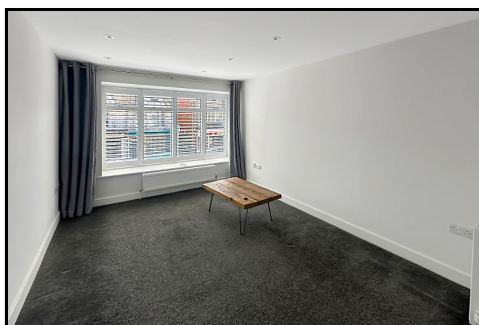




3 Postmasters Court Lymington Road, Highcliffe. BH23 5FQ

£1,200 Per calendar month



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777

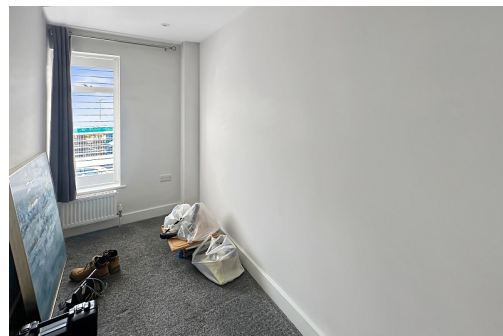
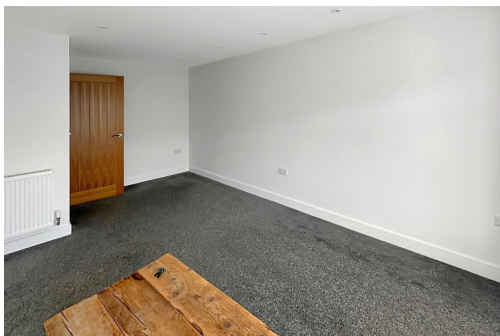




3 Postmasters Court Lymington Road, Highcliffe. BH23 5FQ

£1,200 Per calendar month

A beautifully bright two bedroom first floor apartment situated in this recently constructed (2018) block in the heart of Highcliffe Village Centre. The property has a fully integrated Kitchen with appliances, a large Living/Dining Room and is available in July 2026. Conveniently the property comes with one allocated parking space which is situated to the rear of the block.



COMMUNAL ENTRANCE

Stairs and lift rise to the first floor where the entrance door to the property can be found.

ENTRANCE HALL (17' 2" X 3' 6") OR (5.23M X 1.07M)

A lovely sized entrance hallway with all rooms leading off. Numerous inset ceiling spotlights, wall mounted panelled radiator.

KITCHEN (12' 8" X 7' 5") OR (3.86M X 2.27M)

narrowing in part to 1.72m. Situated to the side of the property with a UPVC double glazed window to the side. Extremely well appointed with a good range of base and wall mounted units with areas of limed wood effect square edged work surface over. Fitted with integrated appliances including a fridge/freezer, four burner NEFF Gas hob with NEFF fan assisted oven adjacent. Freestanding washer/dryer included in the rental but is left as a gesture of goodwill and if it goes wrong it will be for the tenant to repair/replace and then it becomes their item at the end of the tenancy. Inset ceiling spotlighting and under cupboard lights also. Large storage cupboard housing the electric consumer unit and meter.

L SHAPED SITTING ROOM (17' 11" X 10' 4") OR (5.46M X 3.16M)

Narrowing in part to 2.27m. A wonderfully bright room with large UPVC double glazed windows facing South with large sill and fitted plantation shutters. Numerous double power points, inset LED ceiling spotlights, wall mounted double panelled radiator, television point and BT telephone point.

BEDROOM 1 (11' 3" X 8' 9") OR (3.44M X 2.67M)

UPVC double glazed window facing South with fitted plantation shutters, wall mounted double panelled radiator, inset LED ceiling spotlights, television point, power points.

BEDROOM 2 (11' 3" X 5' 2") OR (3.43M X 1.57M)

A good sized single room or study/nursery with UPVC double glazed window to front with fitted plantation shutters, inset LED ceiling spotlights, wall mounted panelled radiator, power points.

BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with mixer tap and wall mounted hand shower attachment, glazed screen adjacent. Hidden cistern style low level flush WC and wall hung wash hand basin with vanity unit beneath. Wall mounted LED backlit mirror, tiled splash back on the sink and tiled surround around the bath and shower area. Chrome ladder style towel radiator, inset LED ceiling spotlights.

COMMUNAL FACILITIES

The property has access to a communal bike and refuse store.

ALLOCATED PARKING SPACE

The property has one allocated parking space situated to the rear of the building in the undercroft section and is numbered accordingly.

DIRECTIONAL NOTE

From our office proceed West along Lymington Road for around 150 yards where Postmasters Court will be found on the right hand side.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

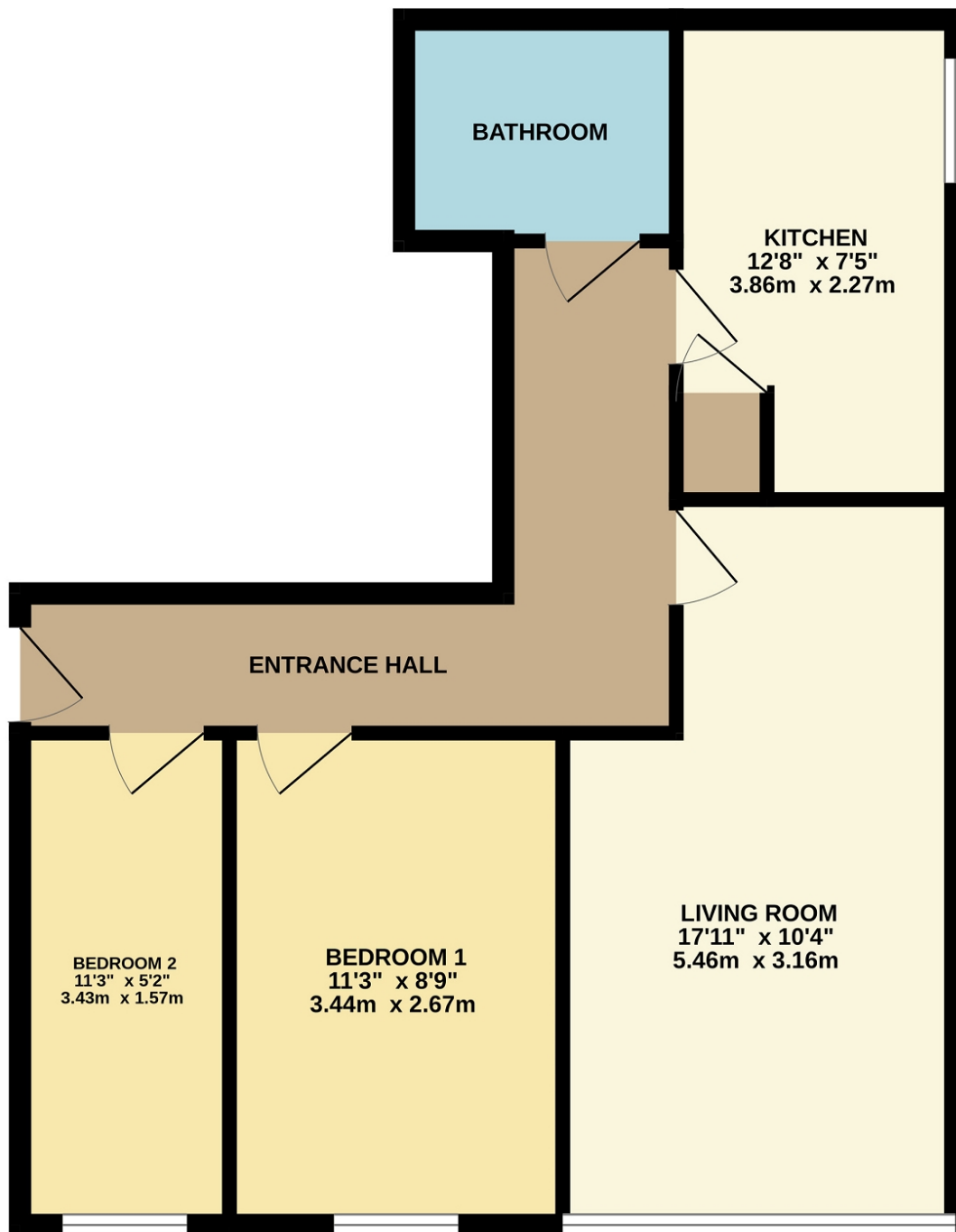
DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.comThe DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

EPC RATING

The EPC rating for this property is B83

GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.6 sq.m.) approx.

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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.