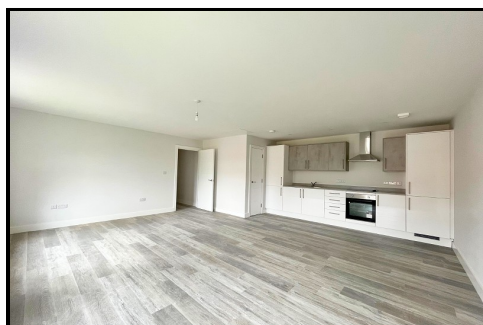




Apartment 7 Aris House, Lymington Road, Highcliffe, Dorset. BH23 5GD

£1,295 Monthly



Ross Nicholas & Company Limited
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Dorset, BH23 5EY
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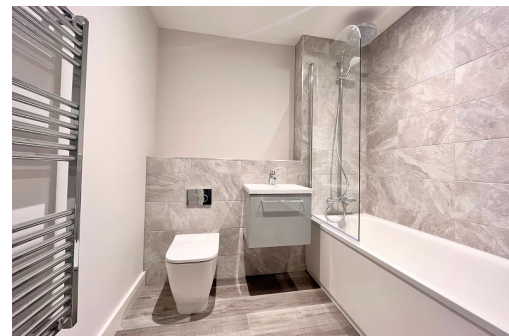




Apartment 7 Aris House, Lymington Road, Highcliffe, Dorset. BH23 5GD

£1,295 Monthly

A spacious two bedroom, two bathroom modern apartment set on the first floor of this relatively recently constructed block and benefitting from an integrated Kitchen, spacious room sizes and an allocated parking space. Available from the end of August (or sooner by negotiation)



COMMUNAL ENTRANCE

Accessed off the Gordon Road side of the building with telephone entry system. Lift provides access to all floors.

LANDING

ENTRANCE HALL

Cloaks cupboard providing storage, doors off to all principle rooms.

OPEN PLAN KITCHEN/LIVING/DINING ROOM (20' 5" MAX X 20' 4" MAX) OR (6.22M MAX X 6.19M MAX)

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. Kitchen Area: Fitted with a range of modern base and wall mounted units with areas of laminate work surface in part to two walls with inset sink unit with drainer adjacent. Integrated appliances include: Fridge/Freezer, electric fan assisted oven, four ring electric/induction hob and washing machine. UPVC double glazed window to the side, vaulted ceiling. Flooring and lighting to be confirmed.

BEDROOM 1 (15' 4" MIN X 10' 2" MAX) OR (4.67M MIN X 3.09M MAX)

A good sized double bedroom with ample space for fitted or freestanding bedroom furniture. UPVC double glazed window to the side, under floor heating. Lighting and flooring to be confirmed.

EN SUITE SHOWER ROOM

Fitted with a modern matching white suite comprising of low level flush WC, wall mounted wash hand basin with vanity unit below and an enclosed shower cubicle. Tiling, lighting and flooring to be confirmed.

BATHROOM

Fitted with a modern matching white suite comprising of low level flush WC, wall mounted wash hand basin with vanity unit below and a panel enclosed bath with shower attachment over. Tiling, lighting and flooring to be confirmed.

BEDROOM 2 (11' 5" MIN X 10' 2" MIN) OR (3.49M MIN X 3.11M MIN)

A good sized double bedroom with ample space for fitted or freestanding bedroom furniture. UPVC double glazed window to the side, under floor heating. Lighting and flooring to be confirmed.

COMMUNAL FACILITIES

The block will benefit a passenger lift to all floors as well as a communal stairwell. Residents will have access to a secure bicycle store and there is also a good sized refuse store adjacent. Some units on the development will benefit from an undercroft allocated parking bay, accessed from the Gordon Road side of the block.

DIRECTIONAL NOTE

From our office in Highcliffe, proceed East along the Lymington Road. At the traffic lights, the development will be located on the left hand side abutting the turning into Gordon Road.

NEW HOMES NOTICE

It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floorplans, configurations and layouts that are included are for guidance only. The developer and agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the developer and agent can be relied upon as accurately describing in relation to any particular or proposed house or development of the company as of the Specified Masters from time to time prescribed under the Property Misdescriptions Act 1991. All such matters must be treated as intended only as a general illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute a contract, part of a contract or a warranty.

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.com The 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.

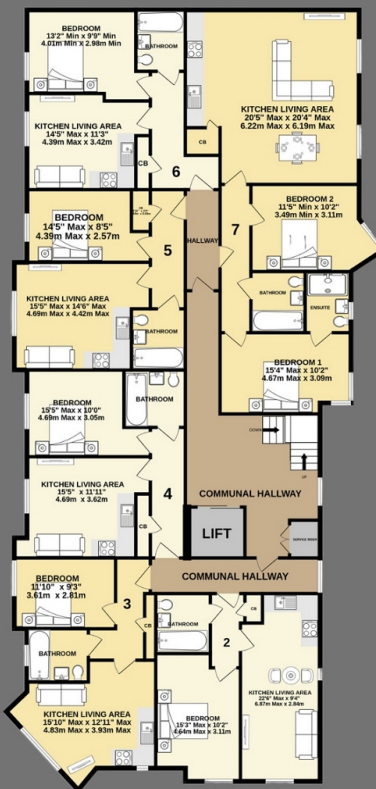
EPC RATING

The EPC rating for this property is B82

Ground Floor



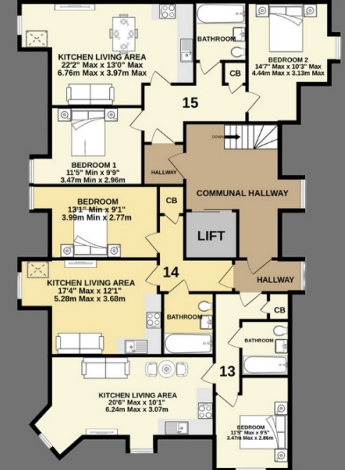
First Floor



Second Floor



Third Floor



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