



Flat 3 436 Lymington Road, Highcliffe, Dorset. BH23 5HF

£895 Per Calendar Month



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





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A very spacious one double bedroom first floor apartment available immediately located almost in the heart of the centre of Highcliffe within walking distance of the local high street facilities and beaches. The property is deceptively big and has a generous Living/Dining Room and good sized bedroom with fitted wardrobes. Allocated car parking space to the rear.



COMMUNAL ENTRANCE

Secure entry buzzer system, door to communal hallway with stairs rising to the first floor and personal entry door to flat 3.

ENTRANCE HALL

Wall mounted entry phone, electric fusebox and thermostat control for Central Heating system. Further storage cupboard. Wall mounted radiator. Doors to all rooms.

LIVING/DINING ROOM (16' 2" MAX X 14' 0") OR (4.93M MAX X 4.27M)

Large UPVC double glazed bay windows providing a very light and airy feel to the room and a pleasant outlook to the front. Fitted window seat with storage units inside. Focal point electric fireplace with flame effect set into faux granite surround and hearth with timber mantel over. Wall mounted double panelled radiator. TV point and double power points. Ceiling light point.

KITCHEN (12' 5" X 6' 6") OR (3.78M X 1.98M)

Fitted with a good range of white fronted base and wall mounted cupboard and drawer units with large areas of laminate roll top work surfaces over. Fully fitted with integrated appliances including Fridge/Freezer, Washing machine and four ring electric ceramic hob with double oven beneath and filter extractor fan over. Inset one and half bowl ceramic sink unit with matching drainer adjacent. Large UPVC double glazed window overlooking side aspect. Under cupboard spotlighting. Cupboard housing Worcester Gas fired combination boiler serving domestic hot water and central heating systems. Ceiling light point.

BEDROOM (13' 0" X 10' 9") OR (3.96M X 3.28M)

Large UPVC double glazed window to front aspect. Two double fitted wardrobes with high and low level hanging rail with shelving above and adjacent. Double power points, wall mounted panelled radiator.

SHOWER ROOM

Fitted with a contemporary suite comprising circular enclosed shower cubicle with chrome over sized rain forest shower head and personal hand shower attachment, low level flush WC and wall hung wash basin with vanity unit beneath. Chrome ladder style towel radiator, ceiling light point, part tiled walls and granite tiled floor.

OUTSIDE

The property benefits from an allocated parking space located to the rear of the building. To the front of the building lies a small patch of lawn with raised rock borders as well as a small communal patio area located at the rear of the car park. There is also a communal bin storage area.

DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction along the main Lymington Road where the property can be found a little way along on the left hand side.

PLEASE NOTE..

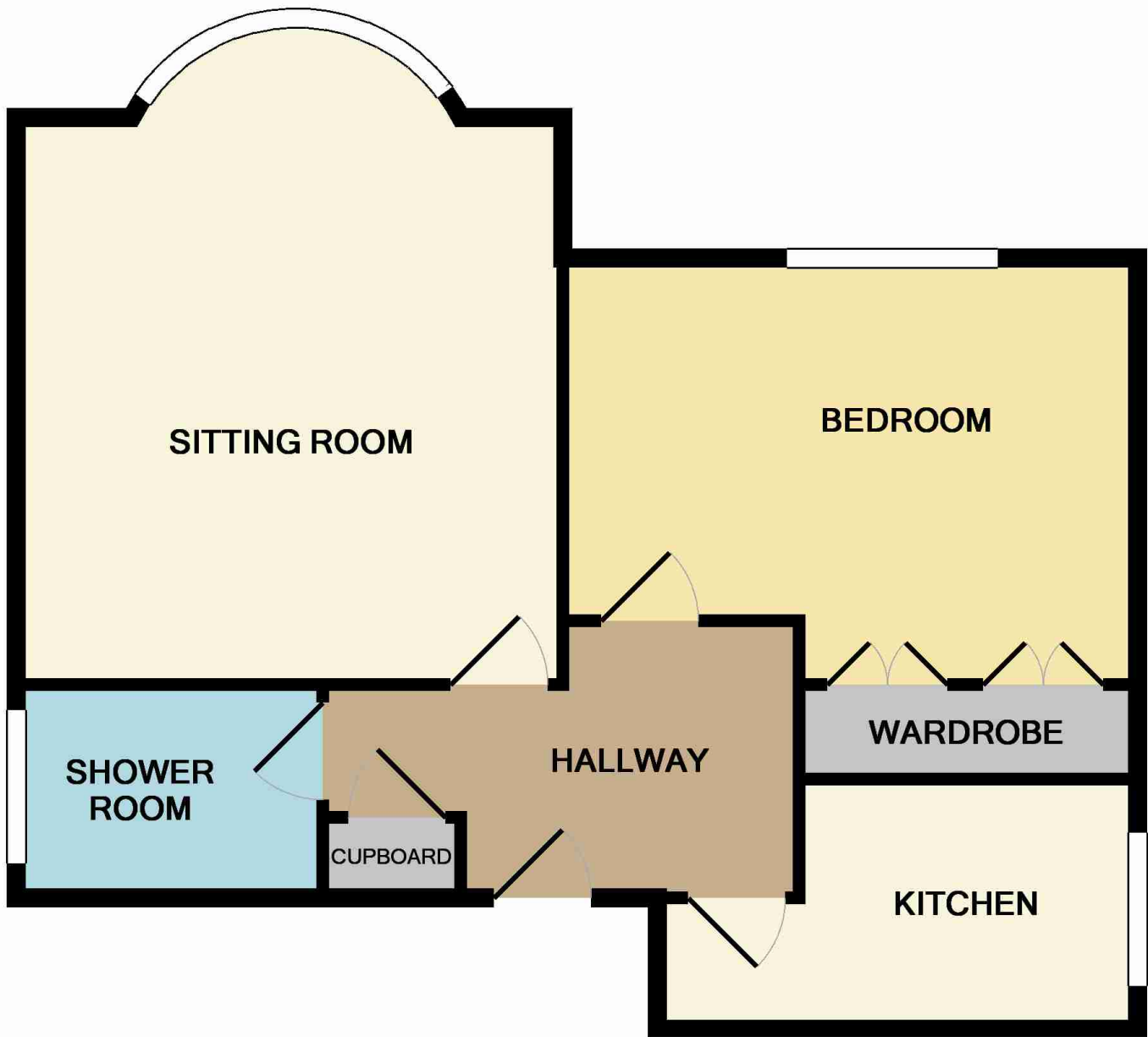
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any 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.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. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website www.tpos.co.uk

EPC RATING

The EPC rating for this property is C79



TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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