



**Fairfield Court, Fairfield Park, Lyme Regis DT7 3DS**



**welcome to**

## **Fairfield Court, Fairfield Park, Lyme Regis**

Ground floor apartment situated in a block along with 5 other flats, benefiting from a share of the freehold. Situated in an elevated position enjoying views over the town and towards the sea. The property is offered for sale with no onwads chain, and benefits from garage and private balcony

### **Communal Entrance**

Entered via composite door with opaque glass panels to side, post boxes, steps leading down to entrance to flat

### **Entrance Hallway**

Entered via composite door with glass panel insert, radiator, ceiling light point, secondary door leading into:

### **Lounge**

13' 9" x 11' 3" max ( 4.19m x 3.43m max )  
uPVC double glazed window and door opening to balcony, enjoying views over the town with sea glimpses, gas back boiler fire with feature surround, radiator, ceiling light point

### **Balcony**

Iron balustrade, tiled flooring enjoying views over the town with sea glimpses

### **Kitchen**

11' x 6' 9" ( 3.35m x 2.06m )  
uPVC double glazed window to rear aspect, range of wall and base units with worksurface over, tiled splash backs, integrated electric oven with gas hob and pull out cooker hood, space and plumbing for a range of domestic appliances, one and a half bowl drainer sink, ceiling light point

### **Inner Lobby**

Airing cupboard housing water tank with ample storage space, ceiling light point

### **Bedroom One**

12' 1" x 8' 8" ( 3.68m x 2.64m )  
uPVC double glazed window to front aspect, enjoying views over the town with sea glimpses, uPVC opaque glass door leading to balcony,

radiator, ceiling light point

### **Bedroom Two**

8' 9" x 8' 9" ( 2.67m x 2.67m )  
uPVC double glazed window to side aspect, radiator, ceiling light point

### **Bathroom**

uPVC double glazed opaque glass window to side aspect, panel bath with electric shower over, wash hand basin, low level WC. ceiling light point, extractor fan

### **Garage**

Situated in a block to the rear of the property, accessed via up and over door

### **Communal Gardens**

Communal gardens to front and rear, laid to lawn with mature plants and shrubs





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- COUNCIL TAX BAND = B
- NO ONWARDS CHAIN
- GARAGE
- BALCONY
- COMMUNAL GARDENS

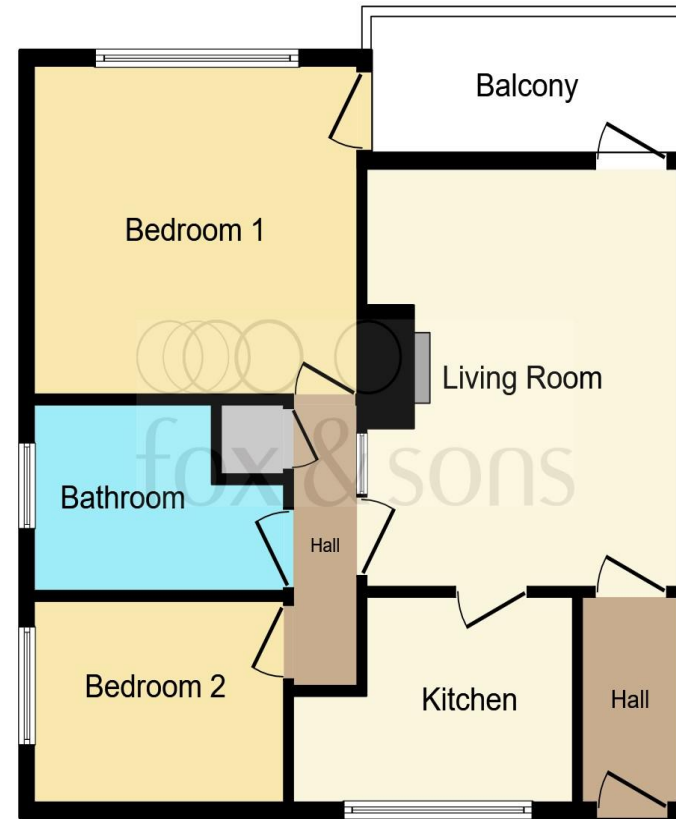
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £250,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
AXM104640 - 0004

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