

117 Rodney Drive, Mudeford, Dorset. BH23 3LL

£105,000







Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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In need of complete modernisation throughout is this extremely well located Ground Floor Studio flat benefitting from its own sizeable private garden and an allocated parking space. The property is located within walking distance of Mudeford Quay and Avon Beach and would make a fantastic first time purchase, holiday home or investment and is sold with the balance of a 999 years lease.







CANOPIED ENTRANCE PORCH

Wall mounted cabinet housing the electric meter. UPVC part opaque double glazed entrance door leads into the:



ENTRANCE LOBBY

High level electric consumer unit, ceiling light point, door into the:

STUDIO ROOM (9' 9" X 14' 8") OR (2.98M X 4.46M)

Plus door recess for Wardrobe. Large timber fronted wardrobes with hanging rails framing a pull down bed frame. Wall mounted electric night storage heater, two ceiling light points, wardrobe with hanging rail and shelving. UPVC double glazed window to rear with matching door adjacent leading onto the rear garden. Doorway to:

KITCHEN (9' 4" X 5' 3") OR (2.84M X 1.59M)

plus recess for fridge/freezer of 0.64 x 0.80. Fitted with a range of base and wall mounted cupboard and drawer units with areas of work surface over. Space for fridge/freezer, space and plumbing for washing machine, space for hob and oven. Inset stainless steel sink unit with drainer adjacent. Ceiling light point, UPVC double glazed window to rear.

BATHROOM (5' 9" X 6' 4") OR (1.74M X 1.94M)

UPVC opaque double glazed window to front, fitted with a coloured suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin and low level flush WC. Part tiled walls, ceiling light point, wall mounted Dimplex fan heater. Cupboard housing hot water cylinder and shelving and cold water header tank.

OUTSIDE

The property benefits from a really good sized and private rear garden. It is need of some TLC but offers the potential to be a really sociable space for the new owner. Laid mainly to lawn with mature hedging to one side, pedestrian access gate in turn leads to the:

ALLOCATED PARKING SPACE

Situated on the left hand side as you look down and is about half way down.

LEASEHOLD & MAINTENANCE FEES

The property is held on a Share of Freehold tenure with the balance of a 999 years lease. Maintenance is payable as and when required and the Ground Rent is a peppercorn if so demanded.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road. At the Hoburne roundabout take the first exit onto The Runway. Proceed along for about 1/4mile taking the right hand turn into De Havilland Way and follow almost all the way down taking the right hand turn into Rodney Drive. proceed all the way to the end and turn left and the property will be found at the very end in the top right hand corner of the road and numbered.

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.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

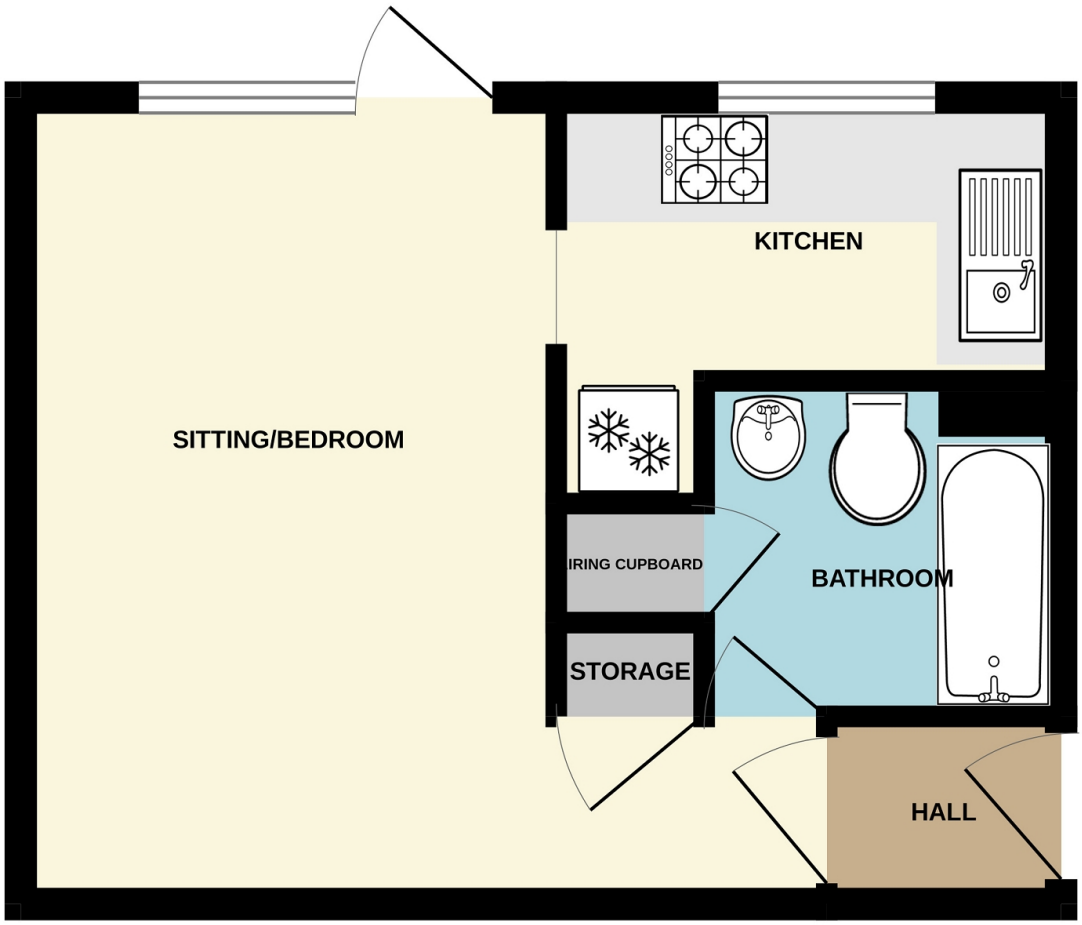
AGENTS NOTE

Some photos have been edited and virtually staged using AI. The physical properties of the rooms remain the same and this is only for presentation purposes.

TENURE

The resale tenure for this property is Share of Freehold

GROUND FLOOR
276 sq.ft. (25.6 sq.m.) approx.



117 RODNEY DRIVE

TOTAL FLOOR AREA : 276 sq.ft. (25.6 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.