



**Flat 1, 344 Lymington Road, Highcliffe, Dorset. BH23 5EY**

**£130,000**



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





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**£130,000**

Benefitting from low outgoings and an allocated parking space is this deceptively spacious First Floor Studio apartment. Set back from Lymington Road in the heart of Highcliffe Town centre, just a few steps from the High Street and moments from the beaches, this is an exceptional First Time Buy, Investment or Holiday Home opportunity and is offered for sale with no forward chain.



## **COMMUNAL ENTRANCE**

Door with entry phone system gives access to the communal stairwell leading to the first floor. Personal entrance to the property.

## **STUDIO ROOM (21' 8" X 13' 1") OR (6.60M X 4.00M)**

Narrowing in part to 3.29m x 5.52m. UPVC double glazed window to rear, wall mounted electric heater, ceiling light point, ample storage cupboards extending over the communal stairwell with a separate double wardrobe with hanging space and shelving and additional cupboard space over. Large airing cupboard with hot water cylinder and storage space. Opening through into the:

## **KITCHEN AREA (4' 11" X 6' 3") OR (1.50M X 1.90M)**

Fitted with a range of base and wall mounted units with areas of laminate roll top work surface over. Inset two ring Baumatic ceramic hob with extractor canopy over and eye level electric fan assisted oven opposite. Integrated fridge with freezer compartment, integrated washing machine. inset stainless steel circular sink unit with mixer tap over. UPVC double glazed window to side, ceiling spotlight.

## **SHOWER ROOM**

Fitted with a walk-in double length shower cubicle with chrome fittings, inset wash hand basin with mixer tap over and hidden cistern style low level flush WC. Skylight, wall mounted white ladder style towel radiator, ceiling spotlights. Part tiled wall and tiled floor.

## **ALLOCATED PARKING SPACE**

The property has one allocated parking space.

## **LEASEHOLD & MAINTENANCE FEES**

The property is held on a Leasehold tenure with an annual ground rent payable of £125 and a contribution towards the insurance of the building which for this year is £189.50.

## **DIRECTIONAL NOTE**

From our office, on foot proceed East down the High Street taking the left turn into the tunnel adjacent to SOS shoe repairs and key cutters where the property will be found behind here and is 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.

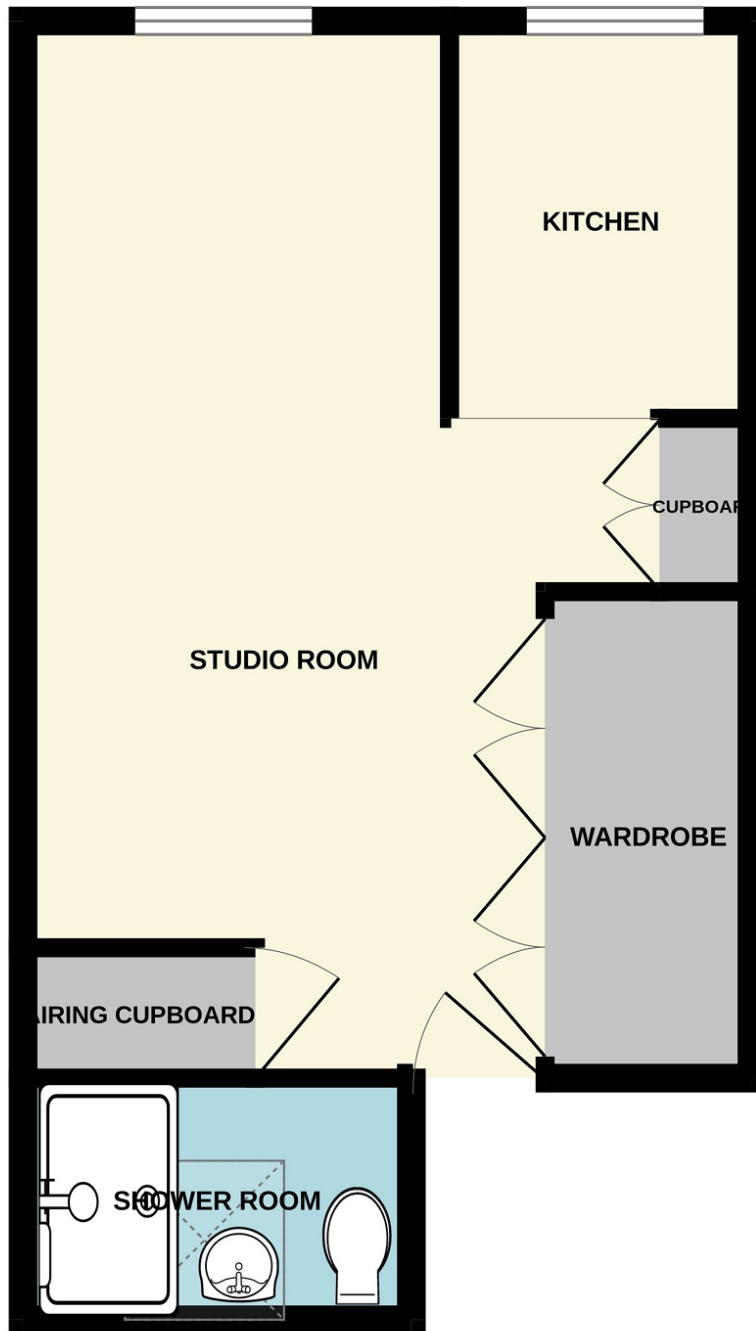
## **BUYERS NOTE**

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.

## **EPC RATING**

The EPC rating for this property is E50

FIRST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 368 sq.ft. (34.2 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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