



Flat 2 Denham Court, Oakleigh Way, Highcliffe, Dorset. BH23 5DQ
£1,225 Per Calendar Month



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





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A Ground Floor, two double bedroom apartment situated in a small, purpose built block of just four properties on the South side of Lymington Road within walking distance of the High street and Beaches. Newly redecorated throughout, the property benefits from a small South facing sun terrace to the front as well as a garage in the block nearby and is available mid October.



COMMUNAL ENTRANCE DOOR

Leading into the communal entrance hallway, door to the property on the right hand side. Front entrance door then leads into the:

ENTRANCE HALL

Cupboard housing hanging rail and housing the electric consumer unit and meter. Ceiling light point, wall mounted panelled radiator. Door to:

LIVING/DINING ROOM (16' 4" X 14' 8") OR (4.97M X 4.47M)

Narrowing in part to 3.53m. A lovely and bright room with large UPVC double glazed South facing window overlooking the communal grounds to the front and a door adjacent giving access to the South facing patio belonging to the property. Space for wall mounted electric fireplace, numerous double power points, television point, wall mounted double panelled radiator, ceiling light point. Doorway through to the:

KITCHEN (8' 8" X 8' 4") OR (2.63M X 2.53M)

Fitted with a good range of base and wall mounted units in a Cream high gloss finish with areas of laminate roll top butchers block style work surface over. Space for tall standing fridge/freezer, space for washing machine. Inset four ring ceramic hob, fan assisted oven beneath and filter extractor canopy over. Corner cupboard with carousel unit to maximise space. Wall mounted Alpha Gas fired boiler. Inset composite sink unit with drainer adjacent and mixer tap over. UPVC double glazed window to rear, ceiling light point, part tiled walls and tiled splash back.

BEDROOM 1 (10' 0" X 9' 3") OR (3.05M X 2.81M)

UPVC double glazed window to the front facing South, wall mounted panelled radiator, ceiling light point, built-in wardrobe with sliding doors housing hanging space and shelving. Double power points.

BEDROOM 2 (10' 0" X 10' 8") OR (3.06M X 3.24M)

UPVC double glazed window overlooking the communal gardens to the rear, ample space for fitted or freestanding bedroom furniture, ceiling light point, power points, wall mounted double panelled radiator.

BATHROOM

Fitted with a white three piece suite comprising P-shaped panel enclosed bath with independent Mira electric shower fittings over and curved screen adjacent, low level flush WC and pedestal wash hand basin. Chrome ladder style towel radiator, ceiling light point, fully tiled walls, vinyl flooring, cupboard with power and plumbing.

PRIVATE TERRACE

The property benefits from a paved South facing sun terrace situated off the Living and Dining Room.

OUTSIDE

The property is set amongst well kept communal grounds, laid mainly to lawn but with deep, mature, shrub and plant borders. Opposite the property there is a lit footpath which in turn leads to the:

GARAGE IN BLOCK

Situated in the centre block and second in from the right hand side with metal up and over door.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road taking the left hand turn into Wharncliffe Road. Turn right into Beacon Drive and then right again into Oakleigh Way and follow the road to the end where the block will be found on the right 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

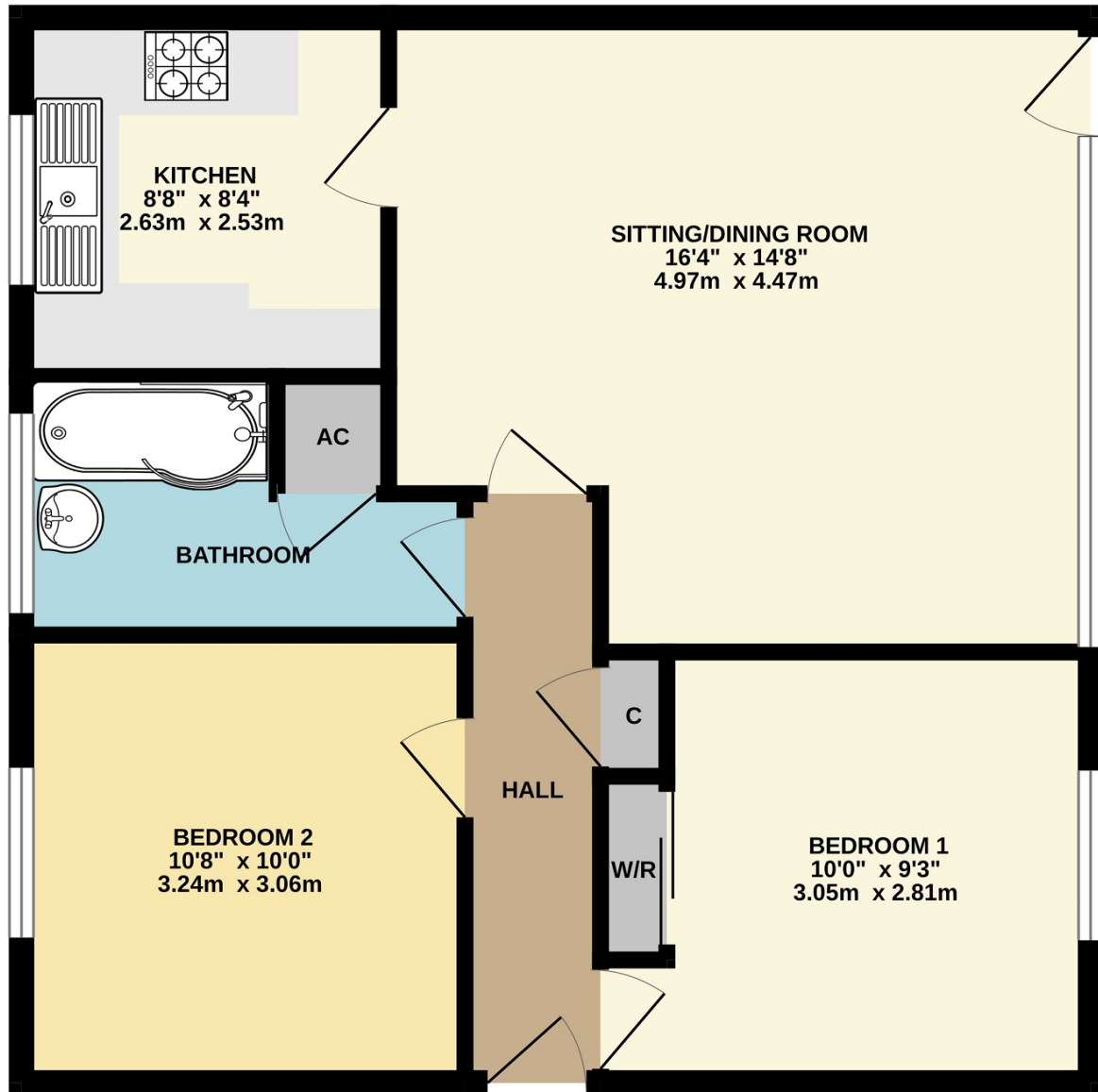
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.comThe DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest 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 C69



GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.1 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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