



FLAT 2, 397 Waterford Road, Highcliffe, Dorset. BH23 5JN
£925 Per Calendar Month



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 625 500





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A recently redecorated and re-carpeted one bedroom first floor flat situated within central Highcliffe. The property has a shower room, modern Kitchen and a good size double bedroom as well as an allocated parking space. Available from the end of October for a long term let.



COMMUNAL ENTRANCE DOOR

Provides access to communal entrance with staircase providing access to first floor landing, double glazed window to rear and door provides access to:

ENTRANCE HALL (7' 3" X 5' 4") OR (2.20M X 1.63M)

The main entrance hall benefits from smooth plastered ceiling, ceiling light point, mains voltage smoke detector, access to consumer unit, entry phone, power points, door provides access to airing cupboard with pressurised water cylinder and door provides access to:

KITCHEN/LIVING AREA (19' 2" X 11' 8") OR (5.85M X 3.56M)

Smooth finished ceiling which gently slopes to one side with two UPVC double glazed windows overlooking Waterford Road. The kitchen benefits from white gloss units, roll top work surfaces, space for upright fridge/freezer, integrated ceramic hob with roll top work surfaces to either side with oven and grill beneath. Power points. Space for washing machine, eye level extractor canopy, nest of storage drawers, eye level wall units and base units with attractive plinths, tiled splash backs, Karndean style flooring in kitchen and carpet to main sitting room. The sitting room benefits from heating, TV aerial points, telephone point.

BEDROOM 1 (12' 3" X 12' 5") OR (3.74M X 3.79M)

Smooth plastered ceiling, which gently slopes to one side with UPVC double glazed window facing a Southerly aspect overlooking the courtyard and additional double glazed window facing a westerly aspect. Ceiling light point, power points, electric heating, carpeted floor covering.

SHOWER ROOM (9' 3" X 6' 10") OR (2.82M X 2.08M)

Smooth plastered ceiling with ceiling downlights and ceiling extractor. Opaque UPVC double glazed window facing rear aspect, sizeable shower cubicle with thermostatic shower mixer with shower attachment above with shower screen, low level WC, pedestal wash hand basin, fully tiled walls, Karndean style flooring.

OUTSIDE

Bike store, each flat has own parking bay and bin store. Accessed from Waterford Road, low voltage lighting.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500 We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Highcliffe proceed towards New Milton turning right at the central traffic lights where the the building 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.

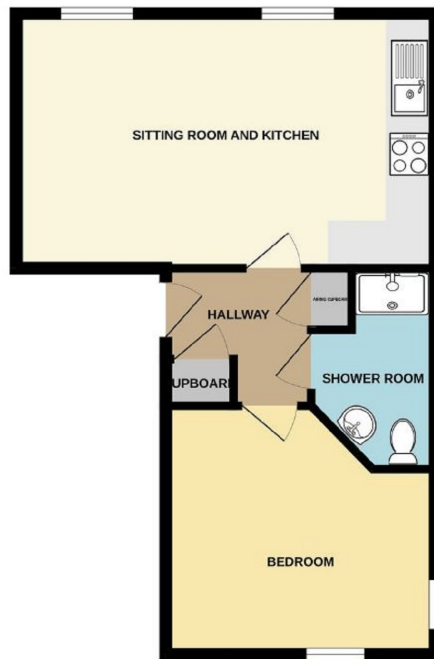
DEPOSIT - DPS

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 TBC

FIRST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



ROSS NICHOLAS

TOTAL FLOOR AREA: 440 sq.ft. (40.8 sq.m.) approx.

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 misstatement. 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.

Made with Metropac CS25



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe, Dorset, BH23 5EY
01425 277 777
highcliffe@rossnicholas.co.uk

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.