



**Cloverdale Court, Anning Road, Lyme Regis DT7 3ED**



**welcome to**

## **Cloverdale Court, Anning Road, Lyme Regis**

Fox & Sons are delighted to bring to the market this spacious two bedroom first floor apartment, situated in Cloverdale Court, a highly regarded and well maintained complex of retirement apartments located in the beautiful coastal town of Lyme Regis.

### **Communal Entrance**

Accessed via secure door entry system, stairs rising to upper floors and lift

### **Entrance Hallway**

Entered via front door accessed via communal hallway, doors leading to subsequent rooms, wall mounted fuseboard, built in storage cupboard, loft hatch, electric radiator, ceiling light point

### **Kitchen**

Range of wall and base units with worktop over and tiled splashback, integrated electric mid-height oven, integrated electric hob with cooker hood over, space for freestanding fridge and washing machine, stainless steel drainer sink, ceiling light point, part open to lounge

### **Lounge**

uPVC double glazed window to front aspect with sea views, electric radiators, ceiling light points

### **Master Bedroom**

uPVC double glazed window to front aspect with sea views, built in wardrobe, electric radiator, ceiling light point

### **Bedroom 2**

uPVC double glazed window to front aspect with sea views, built in wardrobe, electric radiator, ceiling light point

### **Bathroom**

Walk in shower set within tiled surround, hand wash basin with tiled splashback, low level WC, heated towel rail, ceiling light point

### **Communal Gardens**

Rear garden:

Laid to lawn, paved path and steps leading to patio seating area with a view to the sea and a range of beautiful trees, flowers and plants

Front garden:

Stunning manicured laid to lawn garden with a range of flowers and plants

### **Communal Lounge**

Communal lounge area with garden access

### **Parking**

Ample parking with covered section also, outside lighting and tap, numerous storage facilities, recycling area and mobility scooter charging point





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## Cloverdale Court, Anning Road, Lyme Regis

- SPACIOUS TWO BEDROOM APARTMENT
- COUNCIL TAX BAND D
- SEA VIEWS
- NO ONWARDS CHAIN
- SOUGHT AFTER RETIREMENT COMPLEX

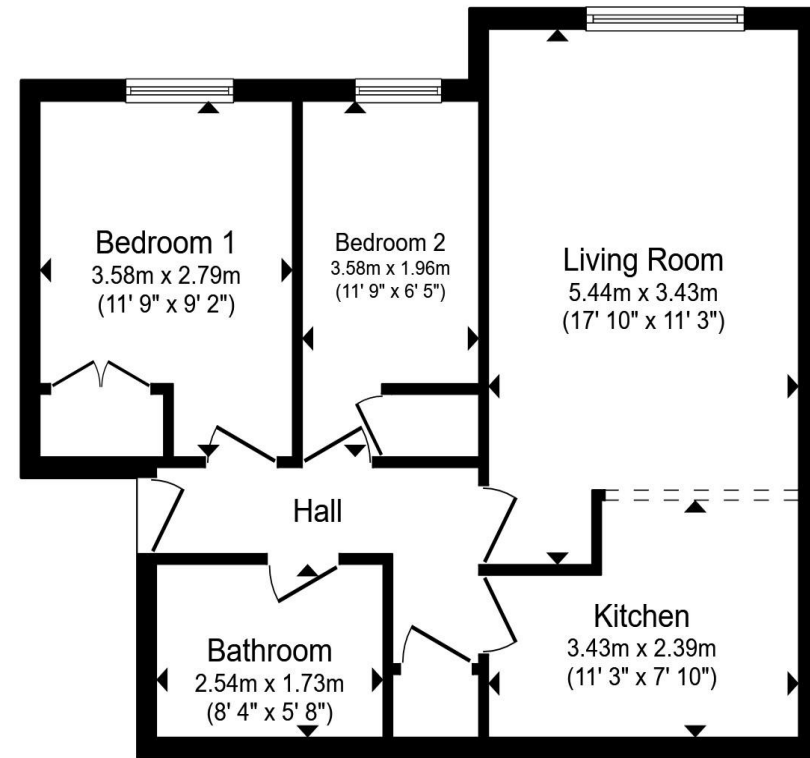
Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 5084.98

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Jun 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£150,000**



Total floor area 52.5 m<sup>2</sup> (565 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
AXM104878 - 0002

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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