1 Tracey Court 239a Lymington Road, Highcliffe, Dorset. BH23 5EB

£1,350 Monthly

Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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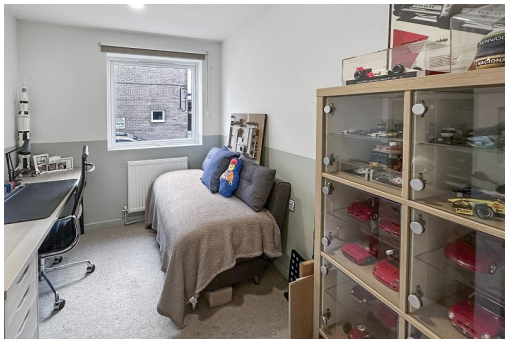
A well presented Ground Floor apartment set in the heart of Highcliffe Town Centre with the benefit of a large South facing Sun terrace and one allocated underground parking space. The property is available from 5th December 2026 and will be let unfurnished.



COMMUNAL ENTRANCE

Secure entry phone system leads into the communal entrance hall with personal door to the apartment.

ENTRANCE HALL

Cloaks cupboard immediately as you enter, further Utility Cupboard housing the Washing Machine and Condenser Dryer (which will be left at the property as a gesture of good will, in the event that they require repair/replacement during the tenancy, the Landlord will NOT be responsible for doing this and the item will become the tenants item at the end of the tenancy), numerous recessed ceiling downlight's, engineered oak flooring, doors to all rooms.

OPEN PLAN KITCHEN/ LIVING/DINING ROOM (16' 9" X 21' 3") OR (5.10M X 6.47M)

A simply stunning contemporary yet cosy reception space with open plan accommodation facing South. The Kitchen is fully integrated with four ring ceramic hob, concealed filter extractor over, waist high fan assisted oven and combi/microwave over, 50/50 fridge/freezer and full size dishwasher. Composite inset sink unit with engrained drainer and brass accent mixer tap over. Continuation of the engineered wood flooring, central Island unit provides additional storage as well as breakfast bar style eating space for four persons. This area then extends into the main living space which has provision for wall hung television, further recessed downlight's and access to the South facing Sun terrace via a set of UPVC double glazed sliding doors.

BEDROOM 1 (10' 4" X 14' 3") OR (3.14M X 4.34M)

A fantastic sized main bedroom with built-in wardrobes set behind painted louvred fronted doors and housing hanging space and shelving. Further display shelving mounted on the wall, two UPVC double glazed windows to the front, ceiling light point, wall mounted panelled radiator.

BEDROOM 2 (9' 11" X 7' 3") OR (3.03M X 2.21M)

UPVC double glazed window to side aspect, recessed ceiling downlight's, ample space for bedroom furniture, wall mounted panelled radiator.

SHOWER ROOM

A fabulous room with walk-in shower cubicle with brass accented rainforest shower head and personal hand shower attachment, inset circular wash hand basin with brass accented tap, low level flush WC, UPVC opaque double glazed window to side, recessed ceiling downlight's, tiled floor and part tiled walls.

OUTSIDE

The property benefits from a large South facing sun terrace immediately abutting the Living Room and enclosed by a dwarf brick wall. Further grassed and planted communal grounds extend beyond this and provide a lovely backdrop to the outdoor space.

ALLOCATED PARKING SPACE

The property benefits from a secure under ground parking space which is accessed from the rear of the block and secured by a metal up and over garage door with pedestrian access door to the side.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road and just before The Globe Public House on the opposite side of the road you will find Tracey Court and the property is located on the Ground Floor.

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.

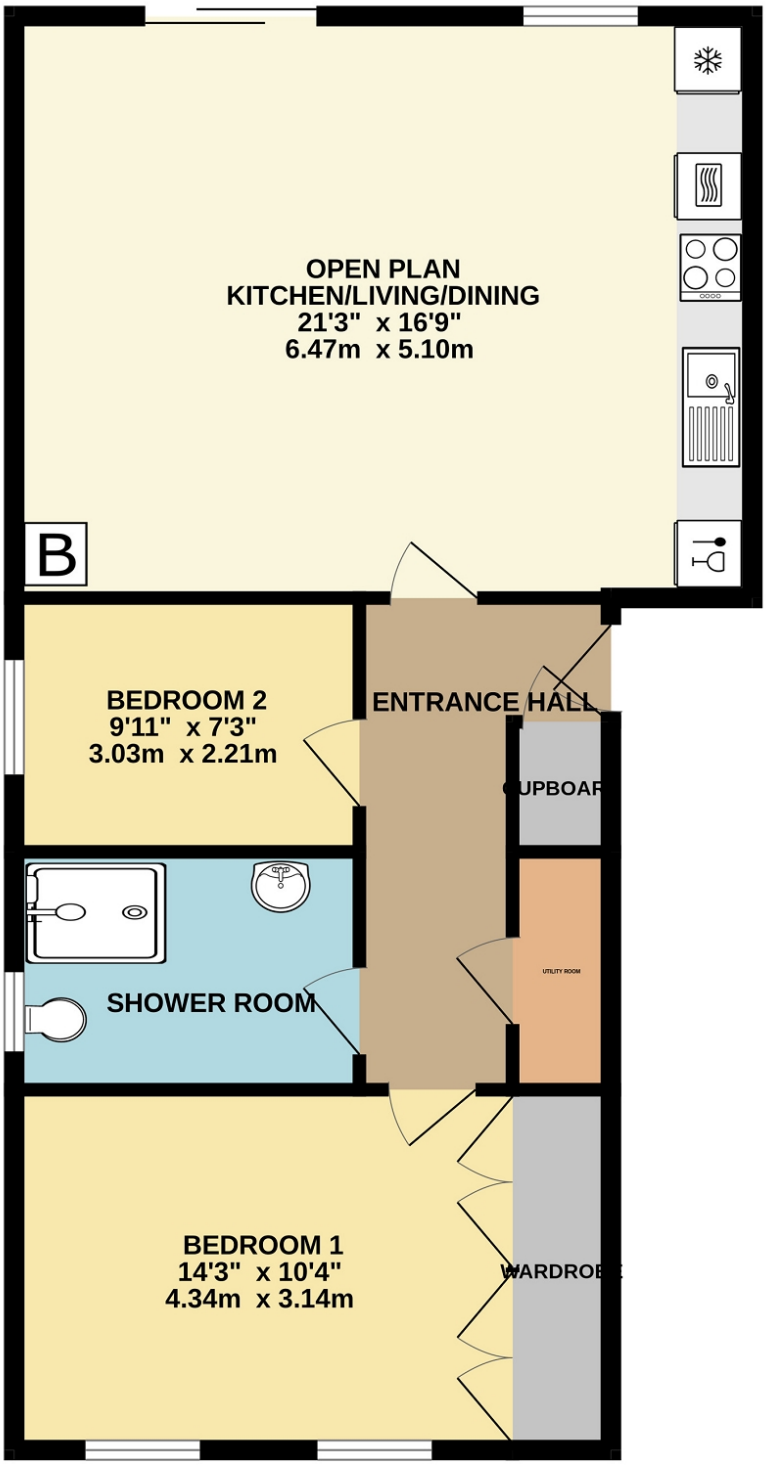
DEPOSIT - DPS

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 D64

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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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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.