

347 Lymington Road, Highcliffe,
Christchurch, Dorset, BH23 5EG

Asking Price **£215,000**



Bedrooms



Living



Bathroom



Parking



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1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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Spacious two bedroom first floor town centre apartment with parking...

SPACIOUS TWO BEDROOM FIRST FLOOR
TOWN CENTRE APARTMENT WITH
ALLOCATED PARKING. MODERN GAS BOILER,
UPVC DOUBLE GLAZING, EXCELLENT SOUND
PROOFING, AND PET FRIENDLY.

Communal entrance on the ground floor with
stairs leading to the first and second floor.

Spacious entrance hall with space for a desk
and chair.

15ft x 13ft living room/diner with a bay
window and electric fireplace. Ample space
for a dining table and chairs.

The kitchen breakfast room has a range of eye
and base level units with cupboards and
drawers. Space for a full range of appliances
including an 'Aga' style cooker and a large
fridge freezer. There is a breakfast bar with
space for 3 stools, and a larder providing
useful storage and housing the modern gas
combi boiler.

There are two bedrooms, the master has a full
complement of fitted furniture that includes,
wardrobes, cupboards, drawers, side tables
and a dressing table.

The tiled bathroom has a corner bath and
wash hand basin, and there is a separate WC
alongside, both rooms have obscured glazed
windows.

Outside

There is allocated parking at the rear of the
building, where the current owner parks 2
vehicles.

Tenure & Maintenance

We understand the property is Leasehold
with the remainder of a 125 year lease from
December 1999.

We understand an annual maintenance
charge is payable which amounts to
approximately £1,517.07, and this includes
buildings insurance.

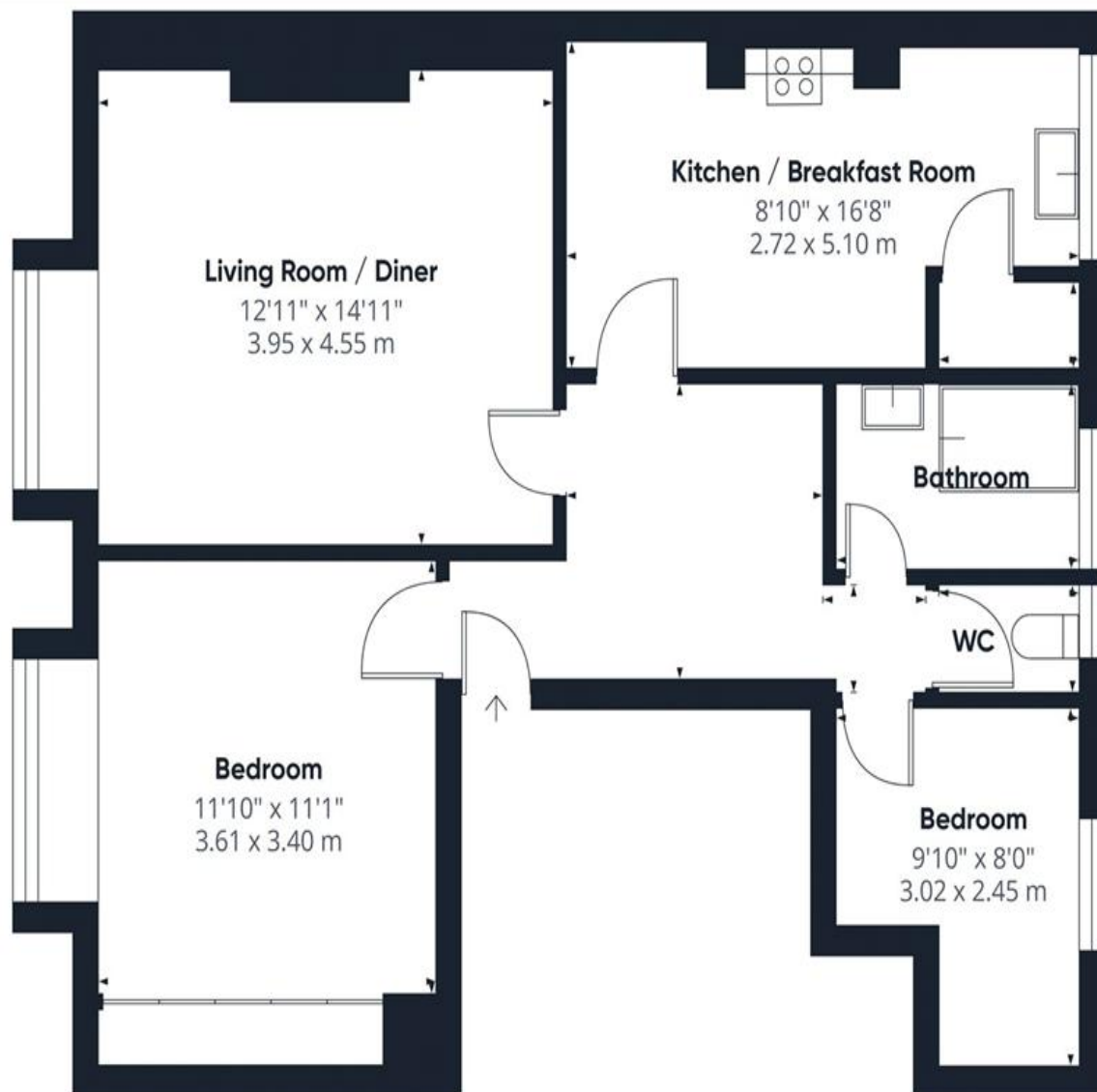
We understand that an annual ground rent is
payable which amounts to £200.

Council Tax Band B.



KEY POINTS

- Allocated private parking
- Well maintained entrance with new front door
- Convenient town centre location
- Spacious lounge
- Kitchen breakfast room with breakfast bar and an 'Aga' style cooker
- Two bedrooms
- Modern gas boiler
- UPVC double glazing



Approximate total area⁽¹⁾
714 ft²
66.4 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

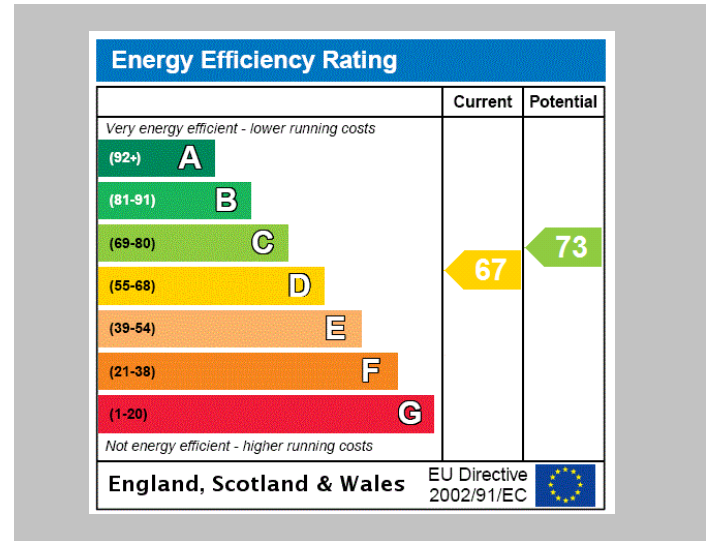
Calculations are based on RICS IPMS 3C standard.

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