

Flat 52, Homecliffe House, 466-470
Lymington Road, Highcliffe, Christchurch,

Asking Price **£150,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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'Over 55's development, 2/3 bed first floor flat with a balcony'

LOCATED IN THE POPULAR OVER 55'S MCCARTHY & STONE DEVELOPMENT, HOMECLIFFE HOUSE, IS THIS 2/3 BEDROOM FIRST FLOOR APARTMENT WITH A GOOD SIZE PRIVATE BALCONY. CURRENTLY SETUP AS 2 BEDROOMS, WITH A SEPARATE DINING ROOM, THIS PROPERTY OFFERS SPACE NOT USUALLY ASSOCIATED WITH SIMILAR PROPERTIES.

Entrance via a communal front door with telephone entry system. Upon entry to the building you have the house manager's office on the right, and the corridor leading to the stairs and lift. Private front door to flat 52.

The dual aspect lounge is a good size room with a large south facing window providing lots of natural light. There is a large cupboard which houses the combi boiler and provides useful storage.

A glass panelled door leads in to the dual aspect kitchen. A range of eye and base level units with cupboards and drawers. Integrated fridge and freezer, oven and full size dishwasher, inset sink and drainer with mixer tap.

There are then either or 2 or 3 bedrooms, deepening on requirements. The current owner has it setup as two bedrooms, and a separate dining room. The master bedroom has access to the private balcony where there is space for a table and chairs.

The shower room comprises a full width shower cubicle with wall mounted electric shower, wash hand basin and WC, fully tiled walls and a large heated towel rail.

Outside

Adjoining the development is an area of visitors and residents parking facilities.

Homecliffe House is set in well maintained communal grounds. There is a shared clothes drying area and shelter for the storage of mobility scooters subject to availability.

Communal Facilities

A shared residents lounge with kitchenette, laundry room and a guest en-suite bedroom available for hire if required.

Tenure and maintenance

We understand a Maintenance Charge is payable which amounts to approximately £5,254 per annum.

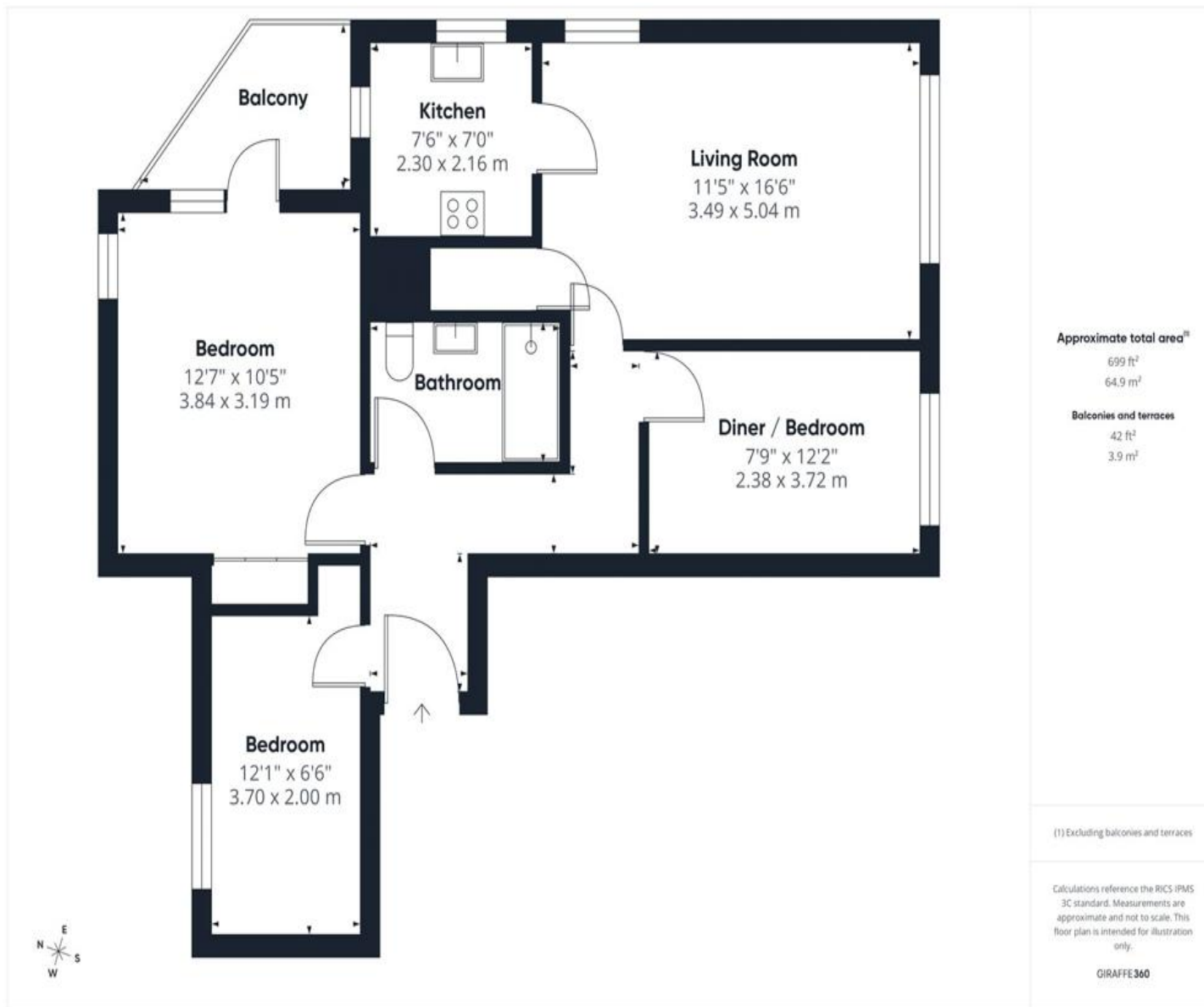
We understand a ground rent is payable which amounts to £782 per annum.

Council tax band A.



KEY POINTS

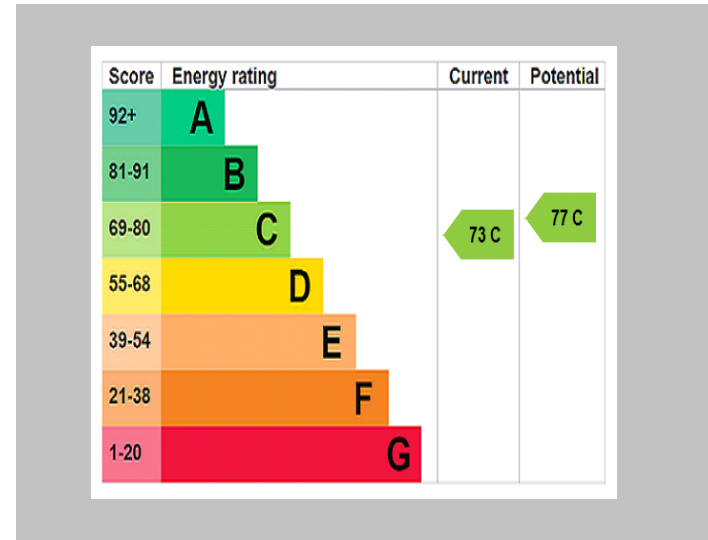
- 2/3 bed apartment with a separate dining room
- Private balcony with space for 2 chairs and small table
- Town centre location close to bus stops, shops and the beach
- Gas fired central heating & UPVC double glazing
- Onsite parking and buggy store subject to availability
- Over 55's Development



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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