

Flat 23, Daniels Lodge, 5-11 Montagu
Road, Highcliffe, Christchurch, BH23 5JT

Asking Price **£130,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

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'No chain. A bright and airy one bed over 60's apartment...'

Upon entry to Daniels Lodge you walk through a welcoming entrance and lounge area, leading through to the hallway. From there you have access to the communal laundry room and the stairs or lift.

A real feature of the development is the beautifully maintained communal gardens, which are lovely and secluded as well as being of southerly aspect making it the perfect place to sit in peace and enjoy the fresh sea air.

In the entrance hall of the apartment there is a good sized cupboard housing the water tank as well as providing some very useful storage. Doors lead to accommodation.

The sitting/dining room is a lovely bright room. It has a south facing window, and a fire place surround where there is space for an electric fire.

Via a glass panelled door there is access to the kitchen which has a range of modern eye and base level units with cupboards with drawers and work surfaces over, an inset sink and drainer unit, inset electric hob with extractor and an eye level electric oven, integrated fridge and freezer and partly tiled walls. It has an east facing window providing additional natural light. The double bedroom has fitted wardrobes with mirrored doors and also faces south.

The modern bathroom comprises a panelled bath with wall mounted shower and a shower screen, wash hand basin set into vanity unit and a WC. The walls are part tiled, there is an extractor fan and a heated towel rail.

Outside

Tarmacadam driveway leads to a block-paved visitors and casual parking area to the rear of the development. In addition, a covered mobility scooter parking and charging area is also available.

Daniels Lodge is set in landscaped communal grounds laid to areas of lawn and incorporating shaped shrub beds and mature trees. The grounds also incorporate paved patio areas and pathways and the driveway area is illuminated at night by electric lighting.

Tenure and Maintenance

We understand the property is Leasehold and has the balance of an original 125 year lease which commenced in approximately March 2005.

We understand an annual Maintenance Charge is payable which amounts to approximately £2,257.44. This is paid in two, six monthly instalments.

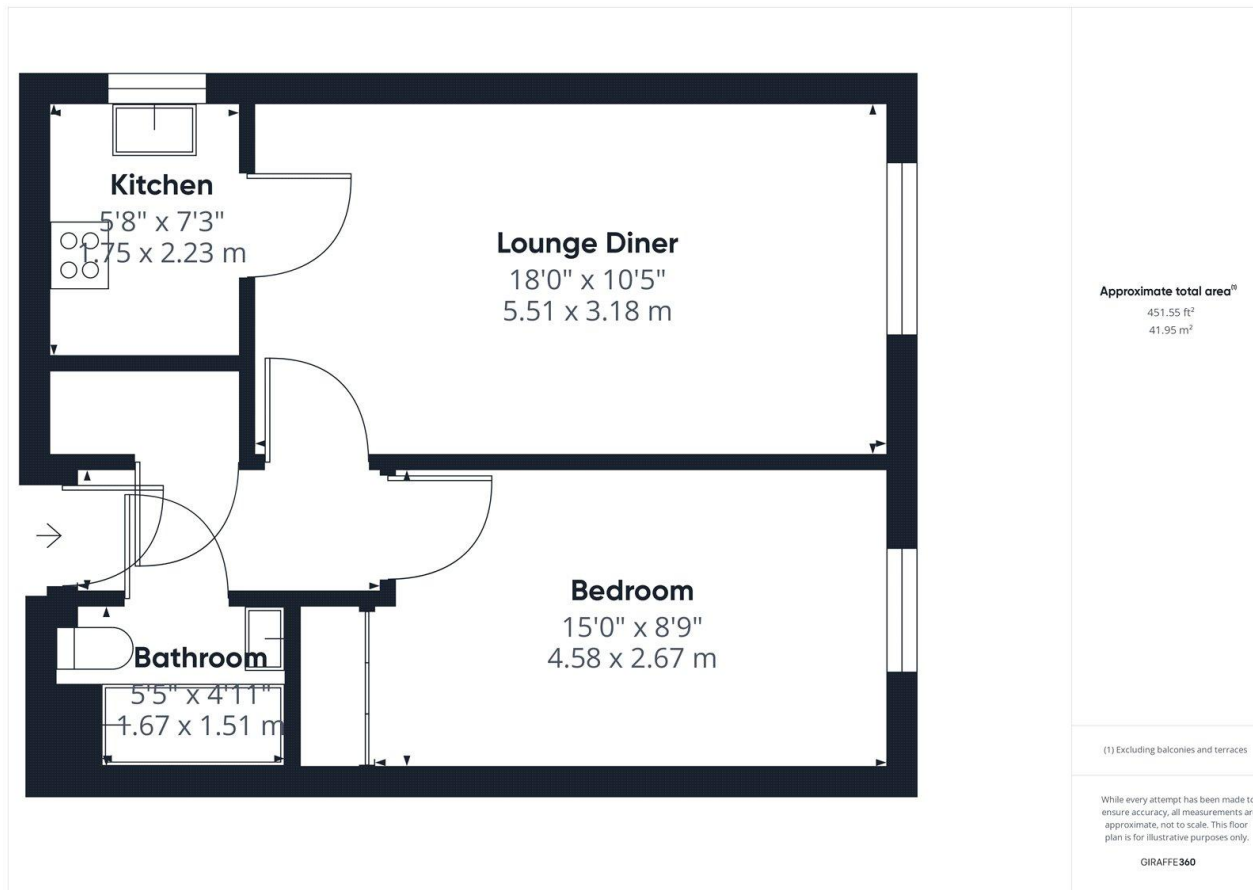
We understand there is an annual Ground Rent of approximately £673.24. This is paid in two, six monthly instalments.

Council tax band C.



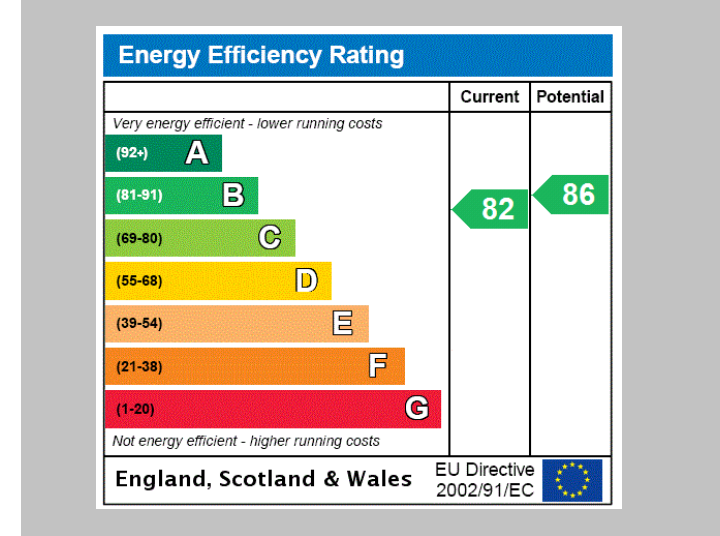
KEY POINTS

- Bright and airy first floor retirement apartment
- South facing main rooms plus an additional kitchen window
- Lift and stairs to all floors
- Well presented throughout
- 24 Careline facility
- Short walk to the shops, bus stop, post office, and the beach
- Onsite parking
- No onward chain



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Slades - Highcliffe 356 Lymington Road, Highcliffe, Christchurch, Dorset, BH1
01425 277773 | info@sladeshighcliffe.co.uk
Website www.sladeshomes.co.uk

