

Flat 42, Homecliffe House, 466-470
Lymington Road, Highcliffe, Christchurch,

Asking Price **£69,950**



1

Bedrooms



1

Living



1

Bathroom/Ensuite



Res

Parking/Garage



EST
1992

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Over 55s McCarthy & Stone development...No chain...

A NEWLY DECORATED AND CARPETED, SECOND FLOOR RETIREMENT FLAT, SITUATED IN A POPULAR OVER 55'S MCCARTHY & STONE BUILT DEVELOPMENT WITH GOOD COMMUNAL FACILITIES. THIS PARTICULAR FLAT HAS A BRIGHT, SUNNY ELEVATED ASPECT, WITH THE SITTING ROOM AND BEDROOM BOTH FACING WEST.

A second floor retirement flat, situated in a popular McCarthy & Stone built block with good communal facilities.

This particular flat has a bright, sunny aspect, with the sitting room and bedroom both facing west. There is good storage with a large cupboard in the hall and fitted wardrobes in the bedroom. The windows are UPVC double glazed and the property also benefits from gas central heating.

Entrance to Homecliffe House is via a communal front door with an entry phone security system. Lift and stairs to first and second floors, and a private entrance to Flat 42. In the entrance hall you have a large cupboard which houses the water tank and provides storage. Doors lead onto the accommodation.

The sitting room/diner has a large west facing window and a fireplace with surround. The gas boiler is in the corner of the lounge.

The kitchen has eye and base level units with cupboards and drawers, an inset sink and drainer unit, space for a fridge/freezer and space for a cooker.

A good sized double bedroom has a west facing

window and fitted wardrobes.

The bathroom comprises a WC, wash hand basin and a panelled bath.

Outside

Homecliffe House is set in large communal gardens and grounds. There is a shared clothes drying area and shelter for the storage of mobility scooters. Adjoining the development is a tarmac area of visitors and residents parking facilities.

The communal facilities in the block include a Residents Lounge with a Kitchenette, a Laundry Room and a Guest En-Suite Bedroom available for hire, if required.

Tenure and Maintenance

We understand the property is Leasehold and has the remainder of an original 99 year lease. A price has been provided by the freeholder should a purchaser wish to increase the lease term of the current lease. This information is available upon request.

We understand an annual Maintenance Charge is payable which amounts to approximately £2,987.76.

There is a ground rent of approximately £782.00 per annum.

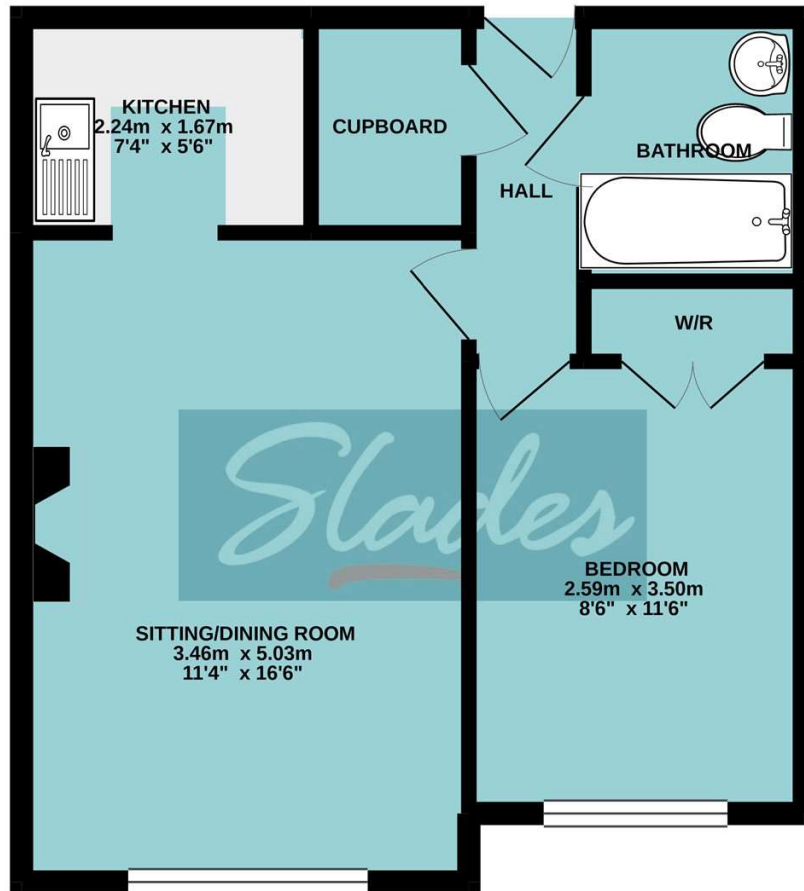
Council Tax Band A.



KEY POINTS

- Located on 2nd Floor
- House manager & careline
- Pleasant westerly outlook
- Lift and stairs to all floors
- Redecorated & re-floored
- Onsite residents parking

GROUND FLOOR
38.7 sq.m. (416 sq.ft.) approx.



TOTAL FLOOR AREA : 38.7 sq.m. (416 sq.ft.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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