

Flat 6 Vita Maris, 19-21 Wortley Road,
Highcliffe, Christchurch, Dorset, BH23 5DR

Asking Price **£375,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

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Located a short walk to the beautiful beaches and High Street...

LOCATED A SHORT WALK TO THE BEAUTIFUL BEACHES AND STUNNING CLIFFTOP WHERE YOU CAN ENJOY VIEWS FROM THE ISLE OF WIGHT ACROSS TO MUDEFORD SPIT, AND JUST A STONE'S THROW TO SHOPS AND BUS ROUTES.

A beautifully appointed two double bedroom first floor apartment in this brand new development 'Vita Maris'.

Large storage/cloak cupboard in the hallway, and doors that lead to the accommodation on offer.

The stunning open plan living/dining/kitchen area is bright and airy and has doors opening onto a balcony where you can enjoy an elevated south facing aspect.

The kitchen has a range of grey eye and base level units with cupboards, drawers, and contrasting white work tops. A cupboard houses the gas combi boiler. It is kitted out with a range of quality appliances and there is space for a dining table and chairs.

There are two double bedrooms, the master has a stylish en-suite shower room comprising shower cubicle, wash hand basin in vanity and a WC. Tiled walls and floor and a heated towel rail.

The main bathroom, equally has stylish, compromises a bath with shower over, wash hand

basin in vanity and WC. Heated towel rail, tiled floor and walls.

Outside

Set in landscaped grounds and with parking for each apartment, all with an option for electric car charging.

The front gardens are laid to lawn with shrubbed flower beds which help to add to the impressive first impression.

Bicycle and bin storage are located at the rear of the development.

Tenure and Maintenance

We understand the property owns a share in the freehold therefore no ground rent is payable. 999 year lease from new.

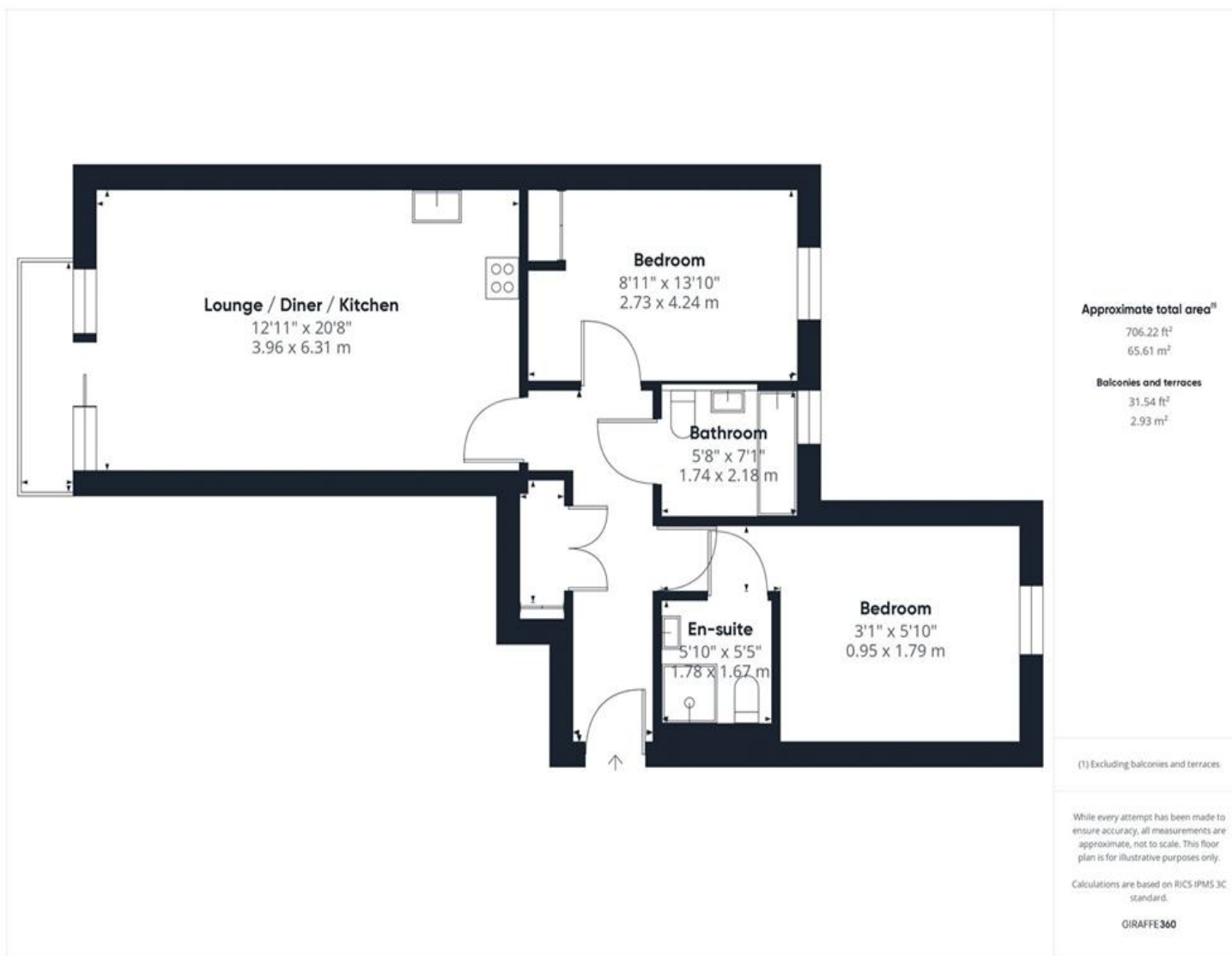
We understand an annual maintenance charge is payable which amounts to approximately £1625.

Council tax band C.



KEY POINTS

- Town centre location close to shops and transport links
- Full width south facing patio with doors from both bedrooms and the living space
- Two double bedrooms with en-suite to master bedroom
- Allocated parking space with option for electric charge point
- Share Of Freehold with a 999 year lease, and pets allowed



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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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