

Flat 7, Regent House, 421 Lymington  
Road, Highcliffe, Christchurch, Dorset,

Asking Price **£275,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A spacious, two bedroom town centre apartment...

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A SPACIOUS, TWO BEDROOM TOWN CENTRE APARTMENT LOCATED ON THE BUS ROUTE AND JUST A SHORT WALK TO THE LOCAL SHOPS AND BEACH.

Spacious entrance hall with two storage cupboards and doors to accommodation.

Good size lounge diner with a bay window, and double doors into the kitchen. The kitchen comprises a range of eye base level units with cupboards and drawers. Integrated appliances and space for a fridge freezer.

Two double bedrooms, both have a door on to the balcony. The master bedroom has a generous amount of built in storage, and en-suite shower room with shower cubicle, WC and wash hand basin.

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

## Outside

There is a well maintained communal gardens mainly laid to lawn with various established shrubs throughout.

The apartment is conveyed with its own private garage, and there are additional visitor parking spaces.

## Tenure & Maintenance

We understand the property is Leasehold with the remainder of a 125 year lease from 2001.

We understand an annual maintenance charge is payable which amounts to approximately £2,506.22, and this includes a proportion towards the reserve fund.

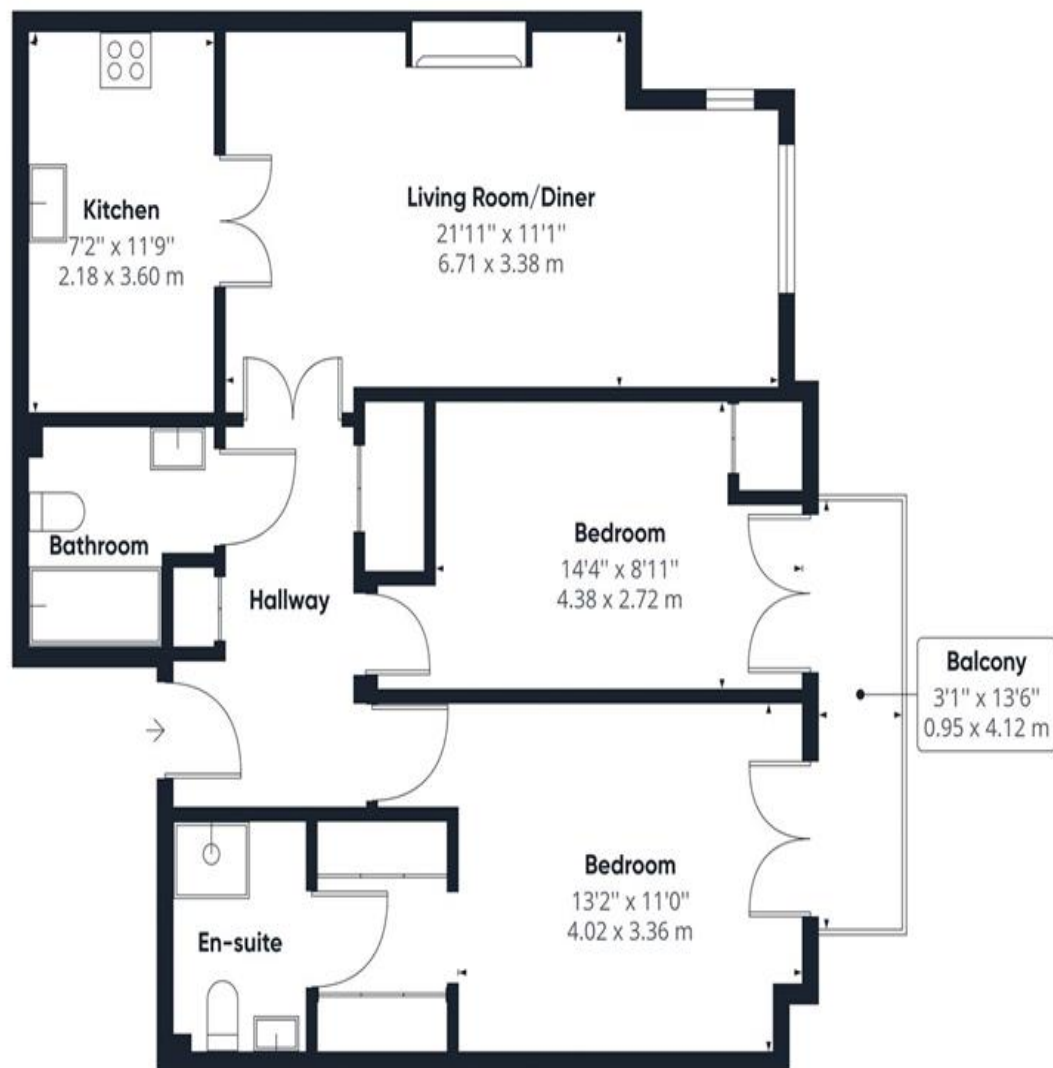
We understand that an annual ground rent is payable which amounts to £498.51.

Council Tax Band D.



## KEY POINTS

- Balance of 125 year lease from 2001
- Lift and stairs for access to first and second floors
- Close to shops & beach
- Garage and visitor parking



Approximate total area<sup>(1)</sup>

831.63 ft<sup>2</sup>  
77.26 m<sup>2</sup>

(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.

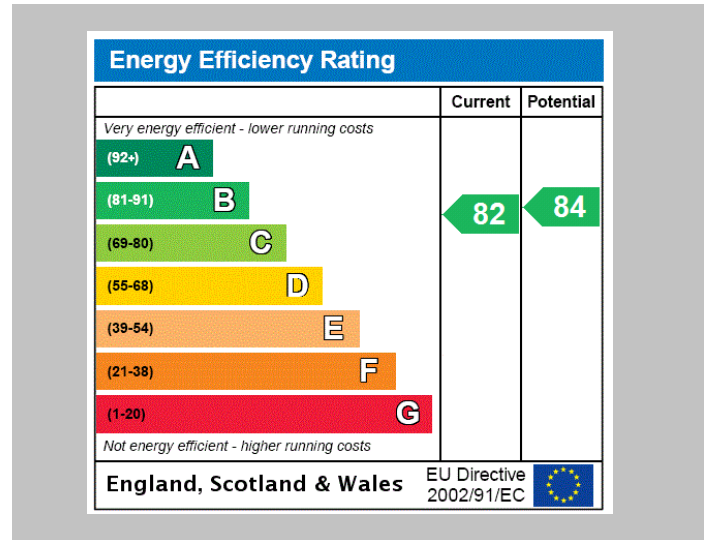
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**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They 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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