

Flat 7, Erinvale Place 277-279, Lymington
Road, Highcliffe, Dorset, BH23 5EB

Asking Price **£225,000**



2

Bedrooms



1

Living



2

Bathroom/Ensuite



Y

Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

'Two beds with en-suite to master... South facing balcony and parking'

TWO DOUBLE BEDROOMS WITH EN-SUITE TO MASTER. SOUTH FACING BALCONY, PRIVATE ENTRANCE, AND ALLOCATED PARKING. A BRIGHT AND AIRY, CONTEMPORARY DESIGNED APARTMENT SET IN A GATED DEVELOPMENT A STONE'S THROW FROM THE HIGH STREET AND A SHORT WALK TO THE BEACH.

Staircase leads up to private entrance to the apartment. Bright entrance hall with a cloak cupboard, and wood doors to the accommodation.

Two double bedrooms, both with built in or fitted wardrobes, and the master with an en-suite bathroom comprising bath with wall mounted shower, shower screen, inset WC and wash hand basin with under storage and vanity mirror, further wall mounted storage cupboard, heated towel rail, tiled floor, part tiled walls and obscured glazed window.

The main shower room comprises shower cubicle with tiled interior, inset push button WC, wash hand basin with under storage and further cupboard storage. Tiled floor and heated towel rail.

The open planned living room/diner/kitchen is across the entire width of the rear of the apartment. Two large windows and double opening doors on to the balcony provide lots of

natural light. One side is setup as the sitting room, another as a dining area, and the remainder is the kitchen where you have a range of modern high gloss eye and base level units, and full range of integrated appliances.

The private balcony faces south and has a frosted glass surround, and space a table and chairs.

Outside

You can access the development via secure electric opening double gates on one side, with a further secure gate at the front leading to the high street. One allocated parking space on site.

Tenure and Maintenance

We understand the property is Leasehold and has the remainder of a 125 year lease from 2009.

We understand an annual Maintenance Charge is payable which amounts to approximately £2,562.96.

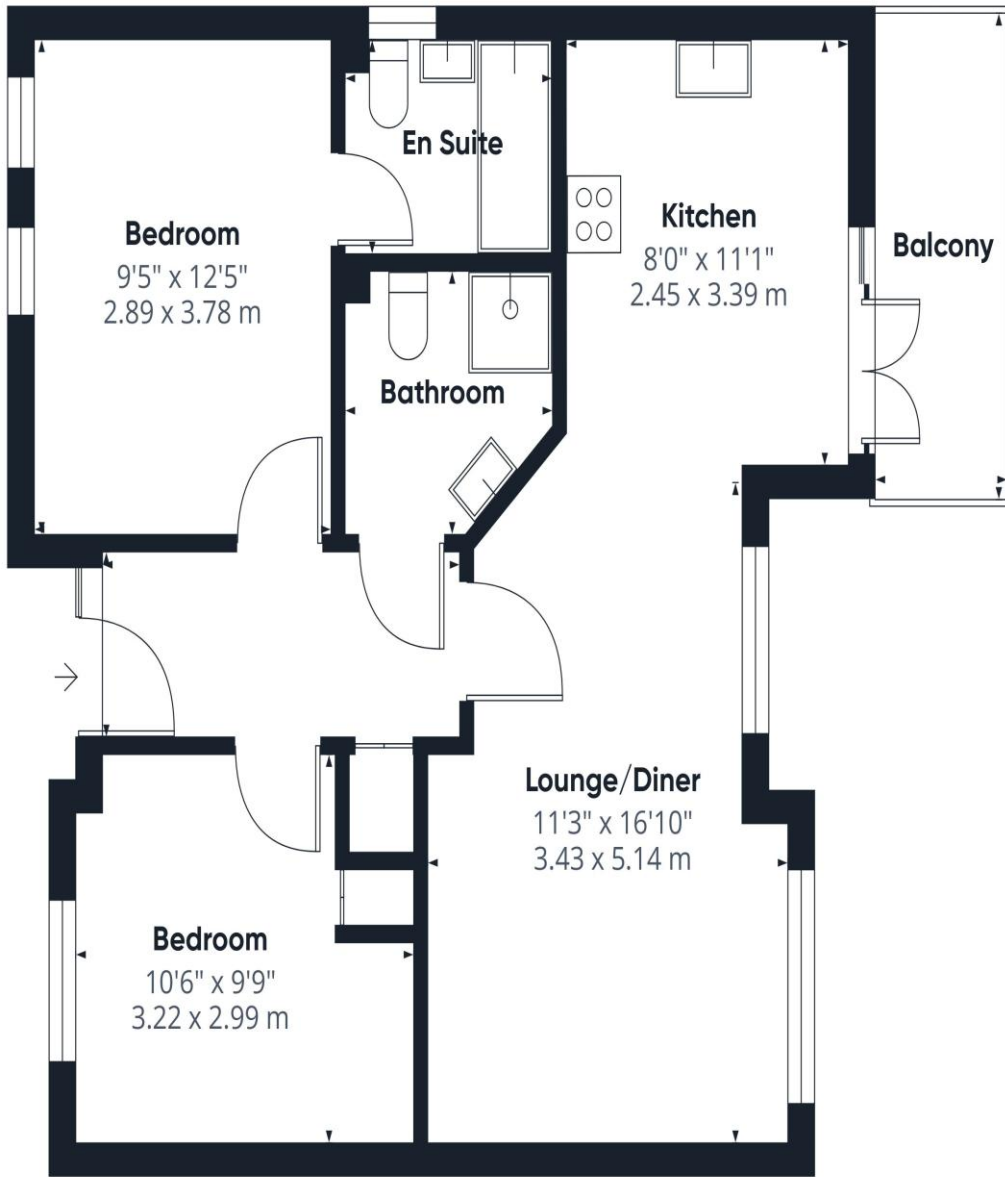
We understand an annual ground rent is payable which amounts to a total of approximately £250.

Council tax band C.



KEY POINTS

- Two double bed first floor flat
- A small gated development
- Close to the high street and a short walk to the beach
- Private entrance
- South facing balcony
- Allocated parking
- En-suite to master bedroom
- Under floor heating



Approximate total area⁽¹⁾

615 ft²

57.2 m²

Balconies and terraces

47 ft²

4.4 m²

(1) Excluding balconies and terraces

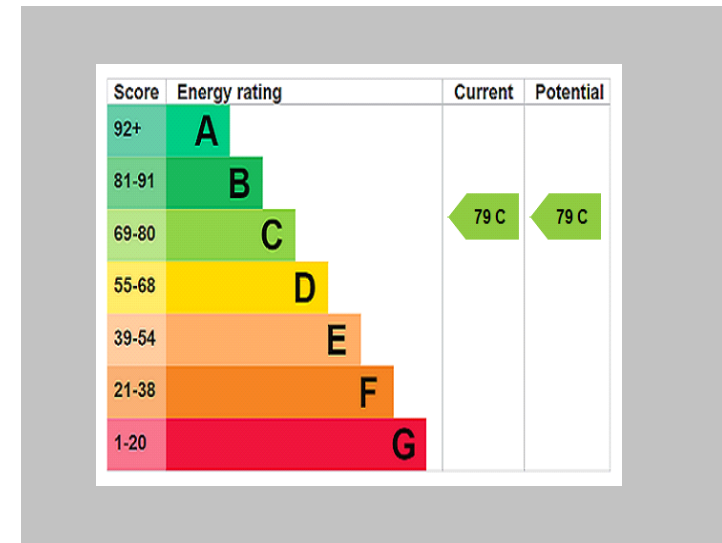
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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