

Flat 35, Seward Court, 380-396 Lymington
Road, Christchurch, Dorset, BH23 5HD

Asking Price **£135,000**



1

Bedrooms



1

Living



1

Bathroom/Ensuite



Res

Parking/Garage



EST
1992

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Popular over 60's McCarthy Stone retirement development...

LOCATED WITHIN A POPULAR OVER 60'S MCCARTHY STONE RETIREMENT DEVELOPMENT IN HIGHCLIFFE TOWN CENTRE, IS THIS VERY NICE, LARGER STYLE, ONE DOUBLE BEDROOM APARTMENT, POSITIONED AT THE REAR OF THE BLOCK, WITH A PLEASANT ELEVATED WEST FACING ASPECT.

Seward Court has excellent communal facilities including a house manager, large residents lounge with doors on to a patio and the communal gardens, and 24 hour care line facility.

Lift or stairs up to the 2nd floor and private front door into the flat.

In the entrance hall there is a cloak cupboard and access to the loft. Doors to accommodation.

The good sized L-shaped sitting room/diner provides space for a dining table as well as space for a sofa and chairs. It has a west facing patio door leading out onto the Juliette balcony. You can enjoy the elevated westerly aspect from the comfort of your arm chair.

Double glass panelled doors into the kitchen where you have a selection of eye and base level units, cupboards, drawers, work surfaces, inset sink and drainer with mixer tap positioned in front of the west facing window. Inset electric hob with extractor, integrated oven, integral fridge and

integral freezer.

The good size double bedroom has fitted wardrobes with mirrored doors.

The modern fitted shower room comprises of a large than average shower cubicle with wall mounted shower controls, wash hand basin set into vanity cupboard, inset push button WC, fully tiled walls, extractor fan and heated towel rail. A large cupboard providing useful storage space.

Outside

Residents parking is on a 'first come, first serve basis'.

Maintenance

We understand the property is Leasehold with the remainder of a 125 year lease from 2006.

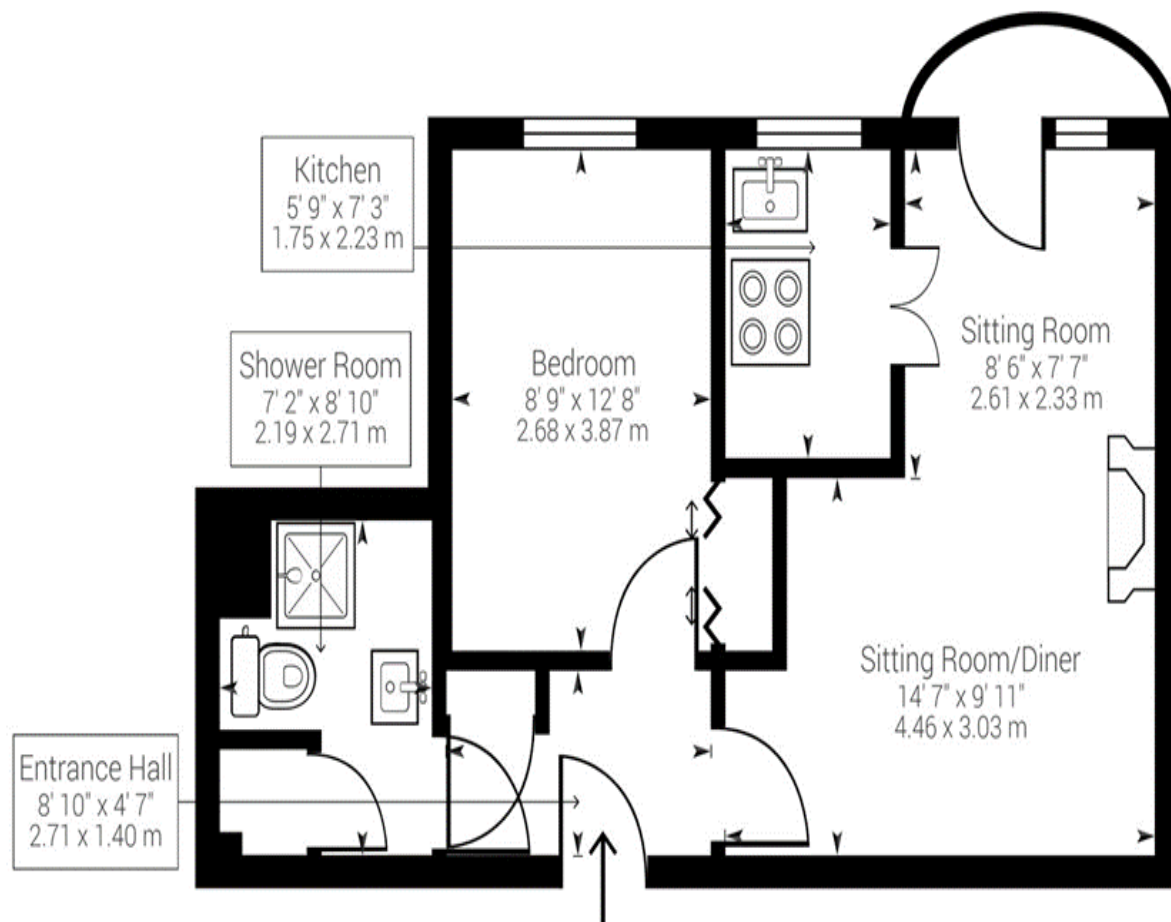
We understand an annual maintenance charge is payable which amounts to approximately £1,571.24 half yearly and ground rent of approximately £197.50 half yearly.

Council tax band C



KEY POINTS

- Town centre McCarthy & Stone development
- Larger style one bedroom top floor apartment
- Located at the rear of the block with an elevated west facing outlook



Approximate net internal area: 471.65 ft² / 43.82 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		
Potential	Current	84
England, Scotland & Wales EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92+)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		