

Flat 2, Wisteria Court, 407 Lymington
Road, Highcliffe, Christchurch, BH23 5EN

Asking Price **£210,000**



Bedrooms



Living



Bathroom



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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'Two double bedroom, ground floor, town centre apartment...'

TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT, LOCATED IN THE TOWN CENTRE CLOSE TO THE SHOPS AND BUS STOPS, AND A SHORT WALK TO THE BEACH. MODERN THROUGHOUT AND PET FRIENDLY.

Entrance to the building via a communal front door with secure entry system. Private front door to the property.

Spacious entrance hall with space for a coats and a shoe rack, an airing cupboard housing the water cylinder, and doors to accommodation.

There are two double bedrooms, the master has built in wardrobes and overlooks the communal gardens at the rear.

The open planned living kitchen area also overlooks the rear garden via a south facing window that provides lots of natural light. There is ample space for sofa and armchairs, as well as table and chairs.

The modern high gloss kitchen comprises an integrated fridge/freezer, washer dryer, dishwasher, and an oven with hob and extractor.

A good size bathroom comprises a panelled bath with a wall mounted shower with shower screen and has a fully tiled interior. WC, wash hand basin and heated towel rail.

Outside

There is a small communal garden at the rear of the building.

Tenure and Maintenance

We understand the property is Leasehold and has remainder of a 125 year lease which commenced in approx. 2013.

We understand an annual Maintenance charge is payable which amounts to approximately £2100 and includes buildings insurance and a proportion towards the reserve fund.

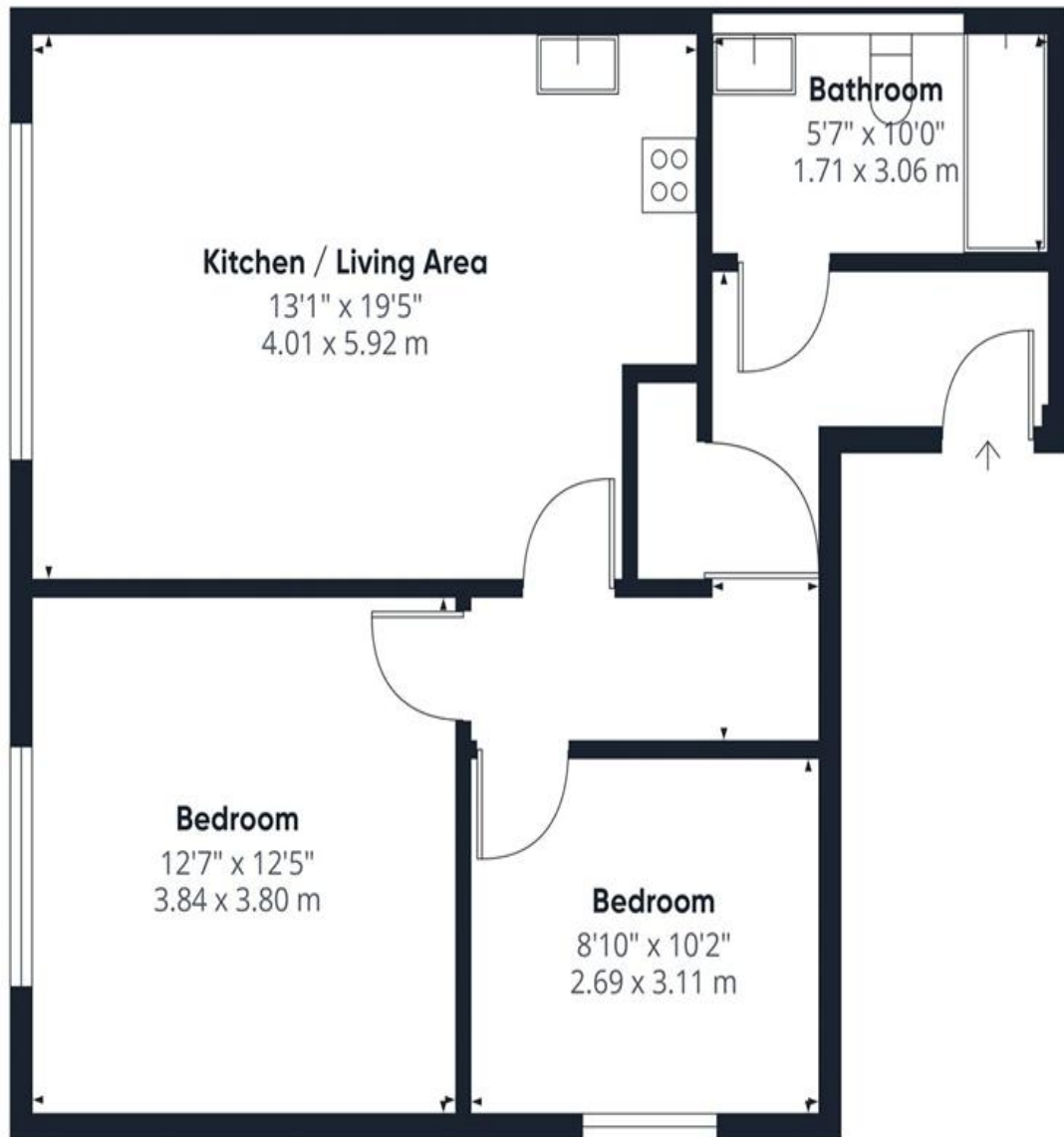
We understand an annual ground rent is payable which amounts to approximately £250.00.

Council Tax Band B.



KEY POINTS

- Pet friendly
- Town centre location
- Stones throw to High Street
- Ground floor apartment
- 125 year lease from approx. 2013
- Modern kitchen and bathroom
- Very well presented throughout
- Short walk to the clifftop and beach



Approximate total area⁽¹⁾
641 ft²
59.6 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.

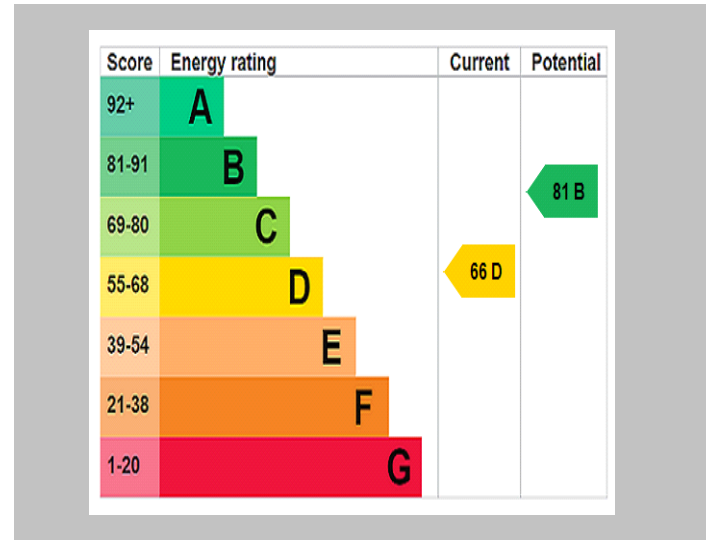
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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do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