

Flat 34, Seward Court 380-396, Lymington
Road, Highcliffe, Christchurch, Dorset,

Asking Price **£130,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

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Largest style of 1 bed apartment in popular town centre 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 2ND FLOOR APARTMENT WITH A PLEASANT ELEVATED OUTLOOK OVER THE REAR.

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

Lift or stairs up to the 2nd floor, and a private front door into the apartment.

In the entrance hall there is a cloak cupboard, a large storage cupboard where the emersion system is located, and access to the loft.

The larger than average L-shaped lounge/diner provides space for a dining table as well as space for a sofa and chairs. It has a Juliette balcony looking out over the rear of the development and the pleasant approach to Seward Court.

Double glass panelled doors lead into the kitchen where you have a selection of eye and base level units with tiled splash back, cupboards and drawers. An inset sink and drainer positioned in front of the window, an inset electric hob with extractor, integrated eye level oven, integral

fridge and integral freezer.

The good size double bedroom has fitted wardrobes with mirrored doors, and plenty of space for bedroom furniture including drawers and a dressing table.

The spacious, fully tiled shower room comprises a shower cubicle, a wash hand basin set into vanity cupboard, and a WC. Extractor fan and heated towel rail.

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.

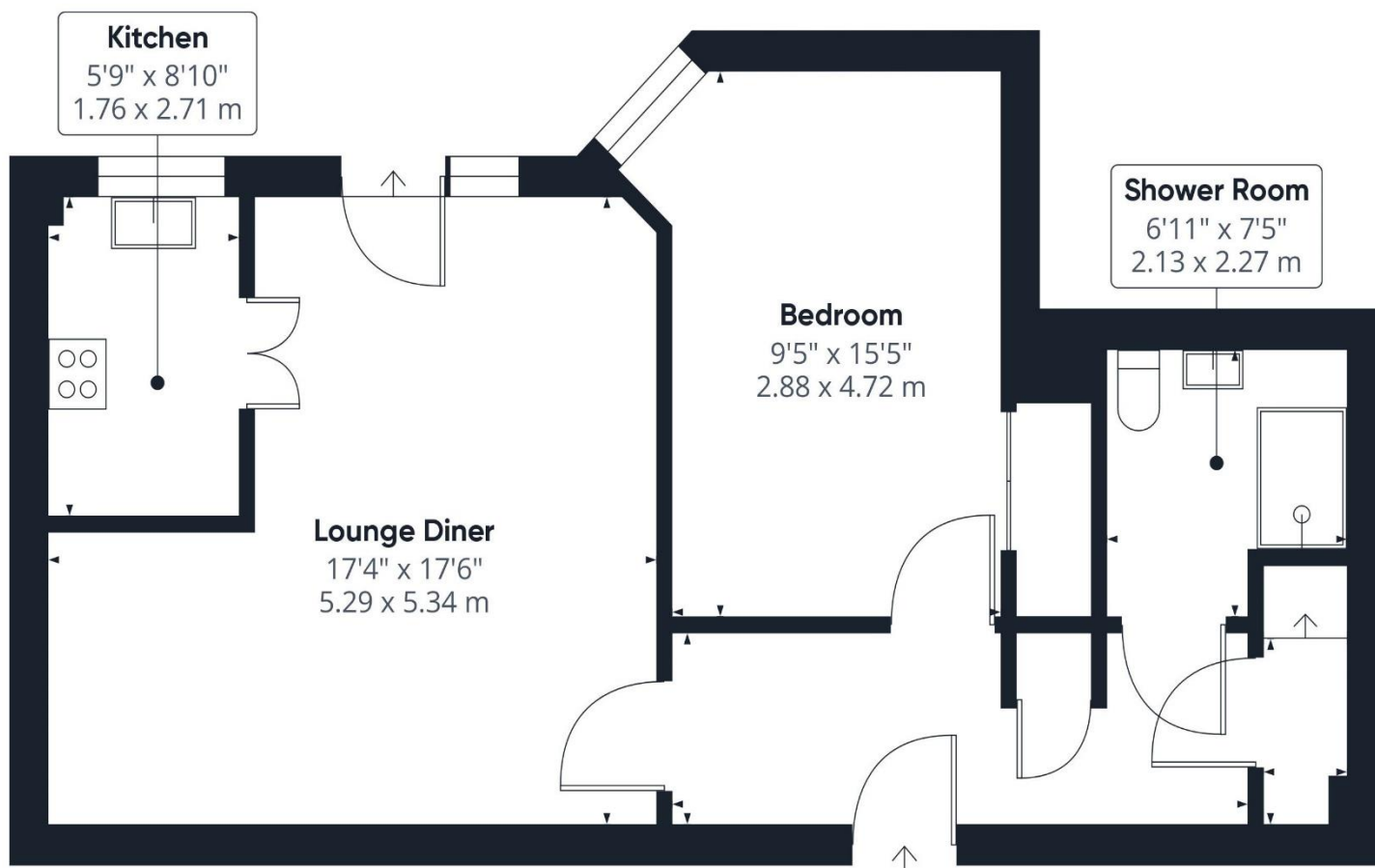
We understand an annual maintenance charge is payable which amounts to approximately £1,571.24 half yearly and ground rent of approximately £197.50 half yearly.

Council tax band C



KEY POINTS

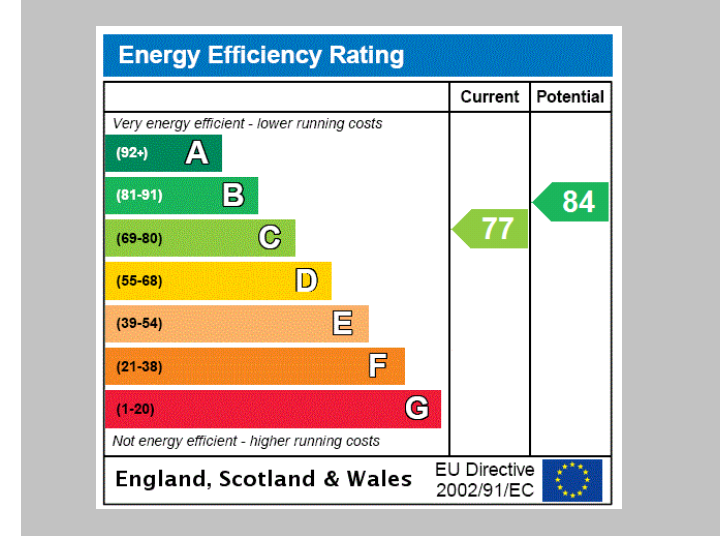
- Town centre McCarthy & Stone retirement development with 24 hour careline system
- A well presented, larger style one bed 2nd floor apartment
- Located at the rear with a pleasant, elevated outlook
- Ideally positioned for the lift and stairs



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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