

Flat 14 Seward Court, 380-396 Lymington  
Road, Highcliffe, Christchurch, Dorset,

Asking Price **£140,000**



Bedrooms



Living



Bathroom



Parking



EST  
1992

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# Bright and airy one bedroom ground floor apartment with patio...

LOCATED WITHIN A POPULAR OVER 60'S MCCARTHY STONE DEVELOPMENT IN HIGHCLIFFE TOWN CENTRE, IS THIS BRIGHT AND AIRY ONE BEDROOM GROUND FLOOR APARTMENT, POSITIONED IDEALLY, AND WITH A PRIVATE SOUTH FACING PATIO ACCESSED FROM THE LIVING ROOM.

Seward Court has excellent facilities including an onsite house manager, a large residents lounge with doors on to the patio and the sunny, south facing communal gardens, and 24 hour care line facility. There is a laundry room and a guest suite which can be booked for friends and family to stay in when they visit. Flat 14 is ideally located within the development for all of these.

In the entrance hall there is a large storage cupboard. The living room/diner has space for a dining table as well as a sofa, chairs, coffee, and side tables. There is an electric fireplace with a stone surround. A single door leads out onto the sunny south facing patio where you can sit and enjoy the activity of Highcliffe High Street.

Double glass panelled doors lead into the kitchen where you have a selection of eye and base level units including cupboards and drawers. Sink and drainer, electric hob with extractor, integrated oven, integral fridge, and integral freezer.

The good size double bedroom has fitted

wardrobes with mirrored doors.

The tiled shower room comprises of a large walk-in shower with wall mounted shower controls, a wash hand basin set into vanity cupboard, and a WC. It has an obscured glazed window, an extractor fan and heated towel rail.

## Outside

Onsite residents parking is located at the rear of the building. A large, bright residents lounge is a lovely room to sit and socialise with guests and other residents if you wish, as is the south facing patio which is accessed from the lounge.

## Tenure & Maintenance

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

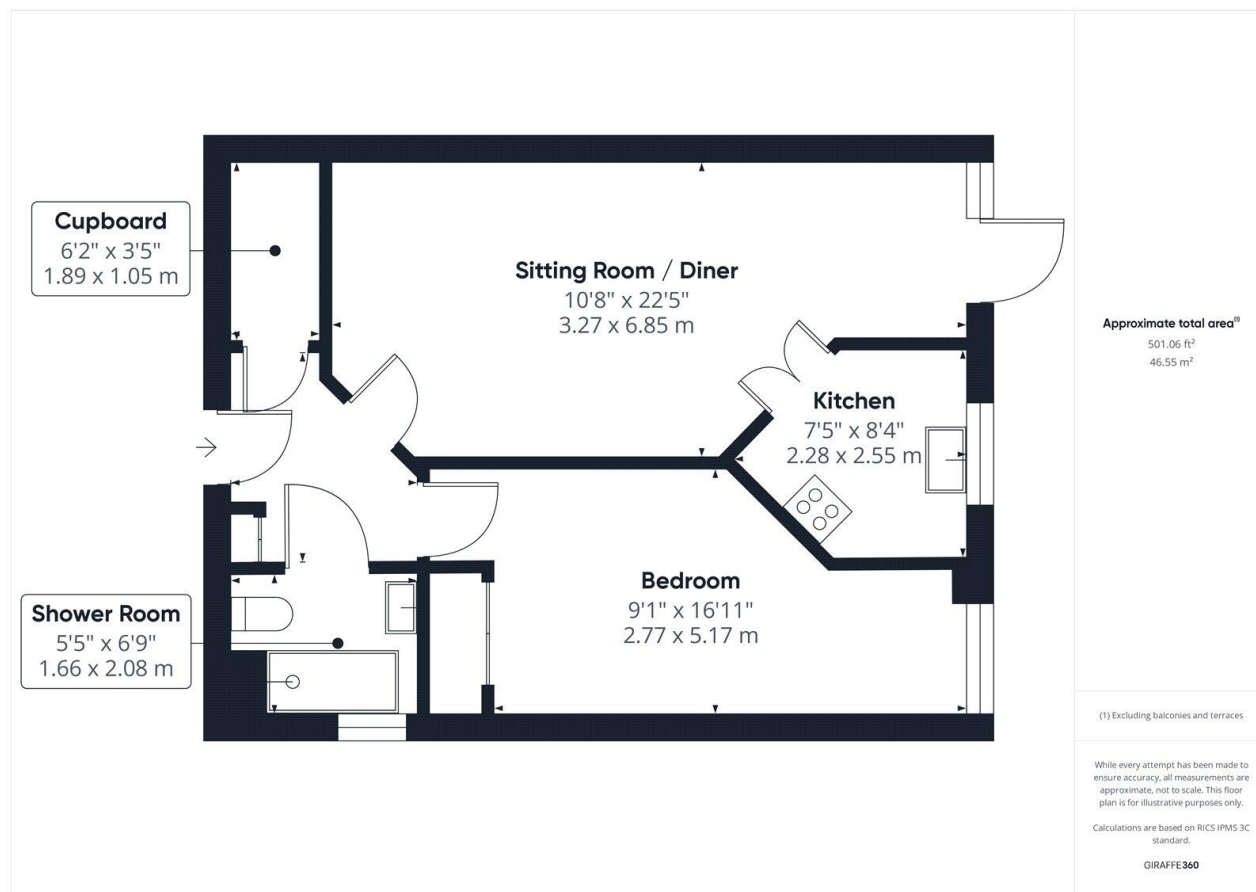
We understand an annual maintenance charge is payable which amounts to approximately £3,142.48 and is paid half yearly and a ground rent of approximately £395.00, also paid half yearly.

Council tax band C.



## KEY POINTS

- Ground floor apartment in lovely condition and re-floored throughout
- Over 60's McCarthy Stone town centre development with an onsite house manager and careline facility
- South facing, private patio
- Just a stone's throw from the High street, and a short walk to the beach
- Onsite parking
- Positioned ideally for laundry and residents lounge

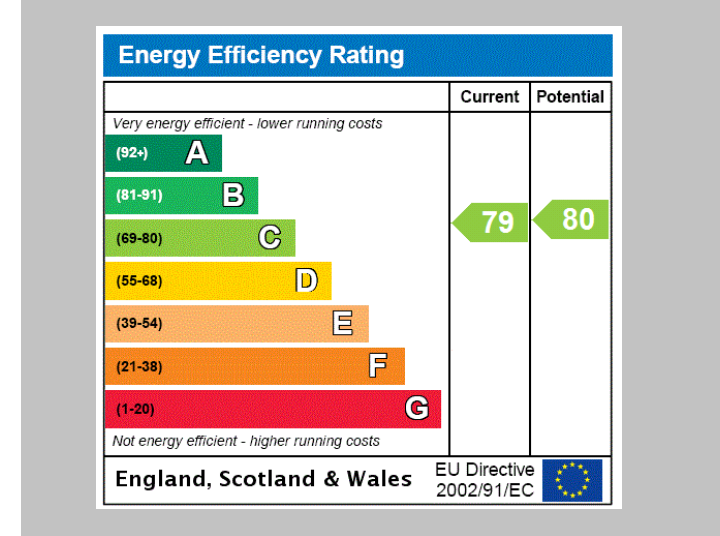


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