

Flat 14, Homecliffe House 466-470, Lymington Road,
Highcliffe, Christchurch, Dorset, BH23 5HG

Asking Price **£105,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

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Over 55's... A recently modernised ground floor apartment...

A NICELY PRESENTED GROUND FLOOR APARTMENT IN A POPULAR OVER 55'S MCCARTHY & STONE TOWN CENTRE DEVELOPMENT. THE PROPERTY HAS A MODERN KITCHEN, GAS HEATING, AND HAS DIRECT ACCESS TO A PRIVATE PATIO FROM THE SITTING ROOM WHERE YOU CAN ENJOY THE DAILY COMINGS AND GOINGS.

Entrance to the building via communal front door, controlled by an entry phone security system, leads to a carpeted and centrally heated communal hallway.

Private front door to the property and into the entrance hall. Storage cupboard housing hot water tank and shelving, and warden alarm pull-cord. These are throughout the property.

The sitting room/diner has an electric fireplace, and a door that provides you with direct access to a private patio and the communal garden.

The newly installed kitchen comprises a range of eye and base level units with cupboards and drawers, inset sink and drainer, free standing cooker, and space for a fridge/freezer.

A good size double bedroom has built in wardrobes.

A tiled wet room comprises a shower area with electric wall mounted shower, wash hand basin, WC, and a heated towel rail.

Parking

Adjoining the development is an area of visitors and residents parking facilities.

Outside

Homecliffe House is set in communal lawned gardens, the majority of which is to the western side of the building. There is also a shared clothes drying area and shelter for the storage of mobility scooters subject to availability.

Communal Facilities

At ground floor level, Homecliffe House incorporates a shared residents lounge with kitchenette, laundry room and a guest en-suite bedroom available for hire if required.

Tenure & Maintenance

We understand the property is Leasehold with the balance of a 139 year lease from 1979 remaining.

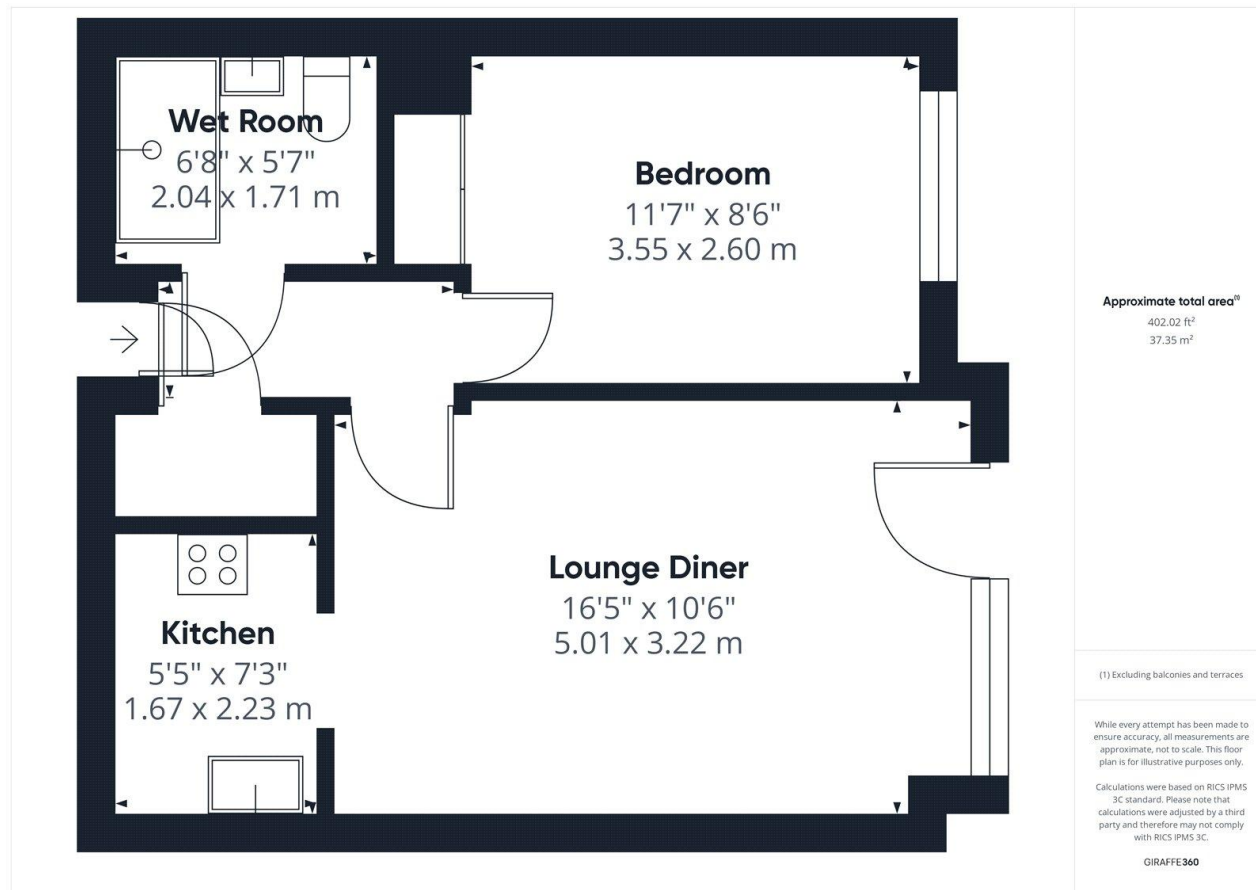
We understand a Maintenance Charge is payable which amounts to approximately £2050.00 per annum and ground rent of £782.55 per annum approximately.

Council tax band A.



KEY POINTS

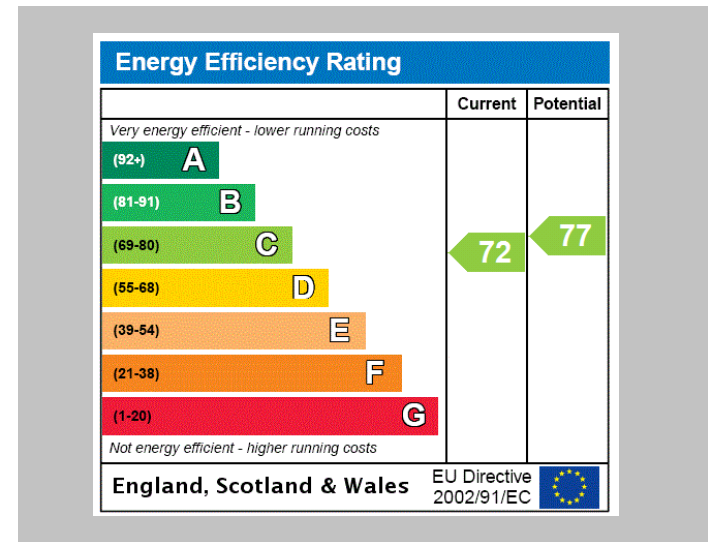
- Town centre Over 55's development
- Updated throughout including new kitchen
- Gas central heating
- Direct access to patio from the sitting room
- Great position to see the daily comings and goings
- Onsite parking
- Careline facility in all rooms



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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Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Highcliffe 356 Lymington Road, Highcliffe, Christchurch, Dorset, BH1
01425 277773 | info@sladeshighcliffe.co.uk
Website www.sladeshomes.co.uk

