

Flat 20, The Farthings, 1 Wortley Road,  
Highcliffe, Christchurch, Dorset, BH23 5DR

Asking Price **£199,950**



Bedrooms



Living



Bathroom



Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
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# No onward chain & modernised throughout. Two double bed over 60's flat...

NO ONWARD CHAIN. MODERNISED THROUGHOUT, A TWO DOUBLE BEDROOM 1ST FLOOR OVER 60'S APARTMENT WITH A PLEASANT OUTLOOK OVER WATERFORD ROAD. LOACTED A STONES THROW TO THE HIGH STREET AND THE BEACH.

There are two double bedrooms in the apartment, one of which has built in wardrobes.

The modern shower room comprises a shower cubicle with glass shower screen and wall mounted shower, wash hand basin and WC. Tiled, with a heated towel rail.

The lounge diner is a nice size room with an outlook over Waterford Road, and there is space for a dining table.

A glass panelled door leads into the modern kitchen, also with a window overlooking the road. Range of eye and base level units with cupboards, drawers and integrated appliances including a washing machine.

## Communal Facilities

At ground floor level is a recently updated communal residents lounge together with a kitchen facility and toilet. The lounge extends onto a paved patio area, available for the use of the residents and their guests.

## Outside

Residents and visitor parking is located at the rear of development.

The Farthings is set in communal landscaped gardens and grounds to both the front and rear of the development and incorporating areas of lawn, illuminated pathways and mature shrub beds and hedging. Clothes drying area.

## Tenure & Maintenance

We understand the property is Leasehold with the remainder of approx. 125 year lease from 1991.

We understand a Maintenance/ Service Charge is payable and amounts to approx. £2,484.83 per annum and this includes building insurance.

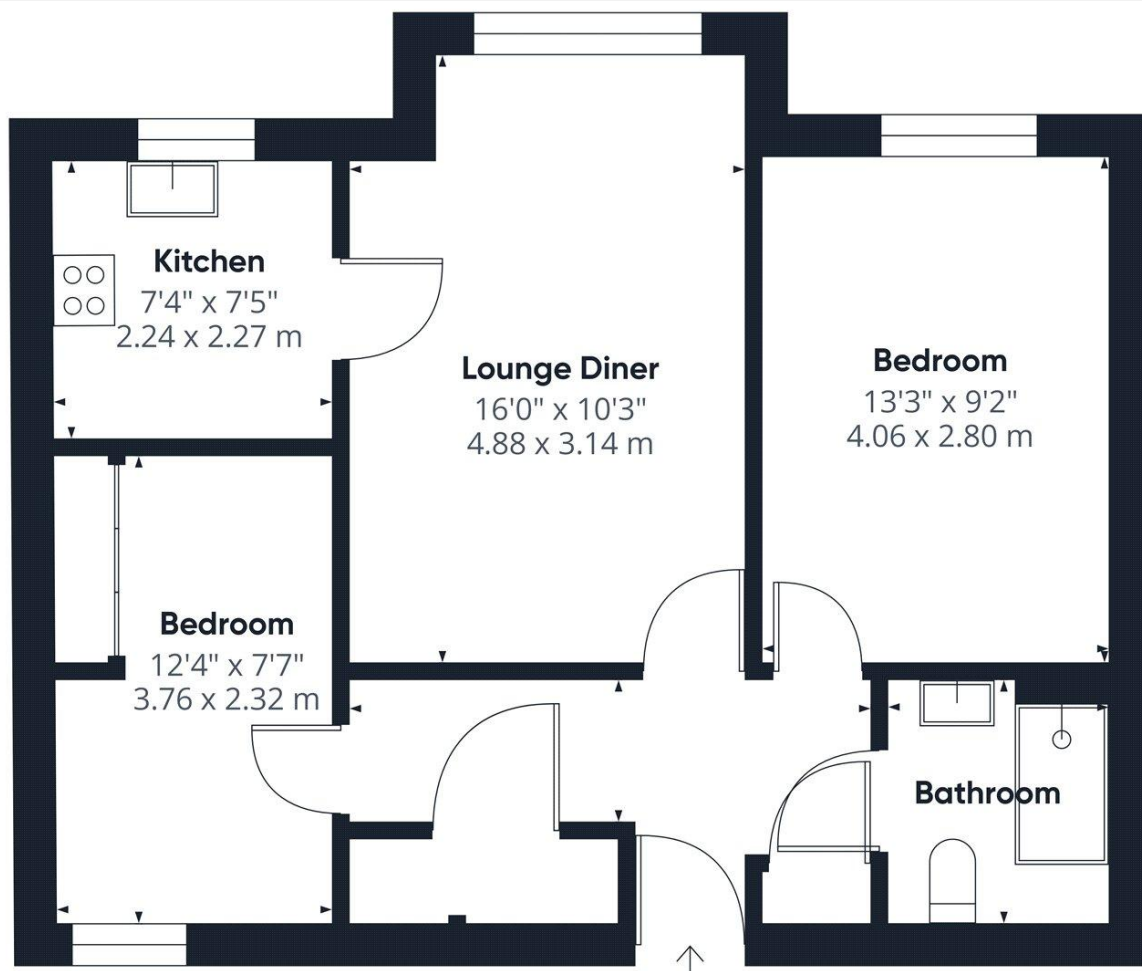
We understand a ground rent is payable and equates to approx. £335.00 per annum.

Council tax band D.



## KEY POINTS

- Modernised town centre development for the over 60's
- Two double bedroom apartment located on the 1st floor offered with no chain
- Lift and stairs to first and second floors, a part time house administrator, and careline facility
- Onsite parking
- A short walk to the High Street and beach

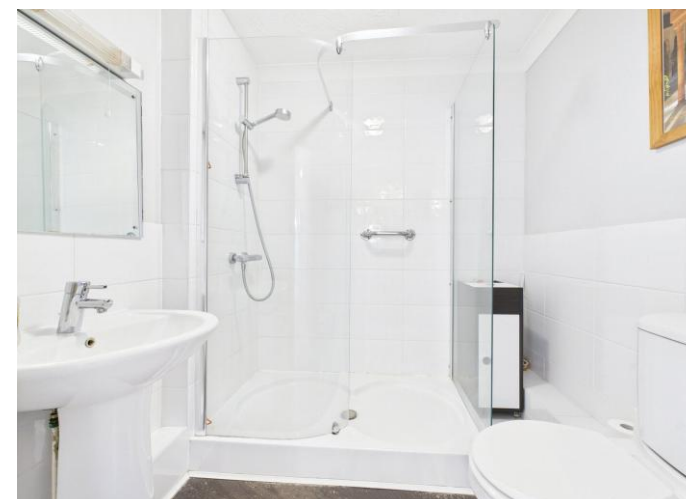


**Approximate total area<sup>(1)</sup>**  
551 ft<sup>2</sup>  
51.1 m<sup>2</sup>

(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.

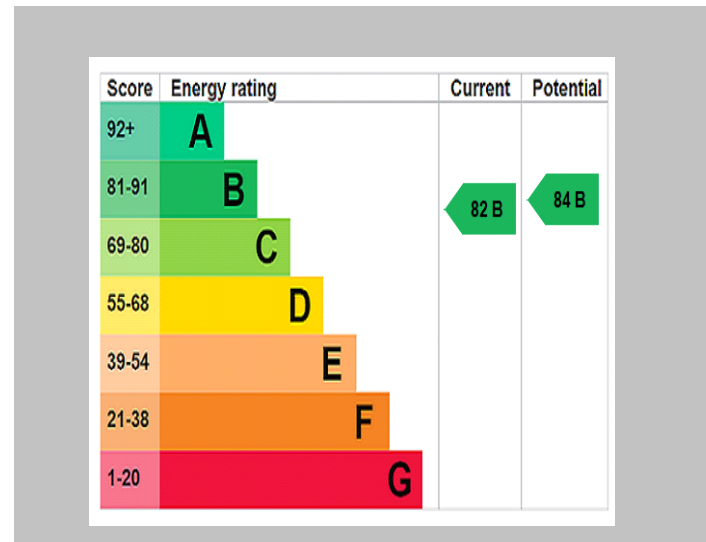
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**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They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

# THE PROPERTY PROFESSIONALS

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