

Flat 9, The Farthings, 1 Wortley Road,
Highcliffe, Christchurch, Dorset, BH23 5DR

Asking Price **£175,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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'Located within the popular over 60's town centre development...'

LOCATED WITHIN THE POPULAR OVER 60'S TOWN CENTRE DEVELOPMENT, THE FARTHINGS, IS A BRIGHT AND AIRY, NICELY PRESENTED, TWO BEDROOM GROUND FLOOR APARTMENT WITH DIRECT ACCESS TO IT'S OWN PRIVATE PATIO.

The Farthings is situated in a prime location, just a stroll away from the high street with its shops, bus stop, cafes and restaurants, and is also within a short walk of the doctor's surgery, the clifftop and the gorgeous beaches.

Entrance via the main communal entrance hall where you have lift or stairs to 1st and 2nd floor, as well as access to the recently updated residents lounge.

This particular apartment can be located on the ground floor on the east side. Private front door into entrance hall. Airing cupboard and further storage cupboard.

The sitting room/diner has a door out to the private patio. Double doors into the kitchen.

The modern kitchen has a range of eye and base level units with cupboards and drawers, an inset sink and drainer unit, space for a washing machine, integrated oven, microwave, electric hob with extractor hood, and an integrated fridge freezer.

There are two good size bedrooms one of which has built in wardrobes.

The modern shower room comprises a shower cubicle, a WC, and a wash hand basin in vanity unit. Heated towel rail and tiled walls. New flooring.

Communal Facilities

At ground floor level is a 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 if required.

Outside

Visitors and casual parking facilities are located within the grounds and reached by a block-paved driveway.

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. £3000.00 per annum.

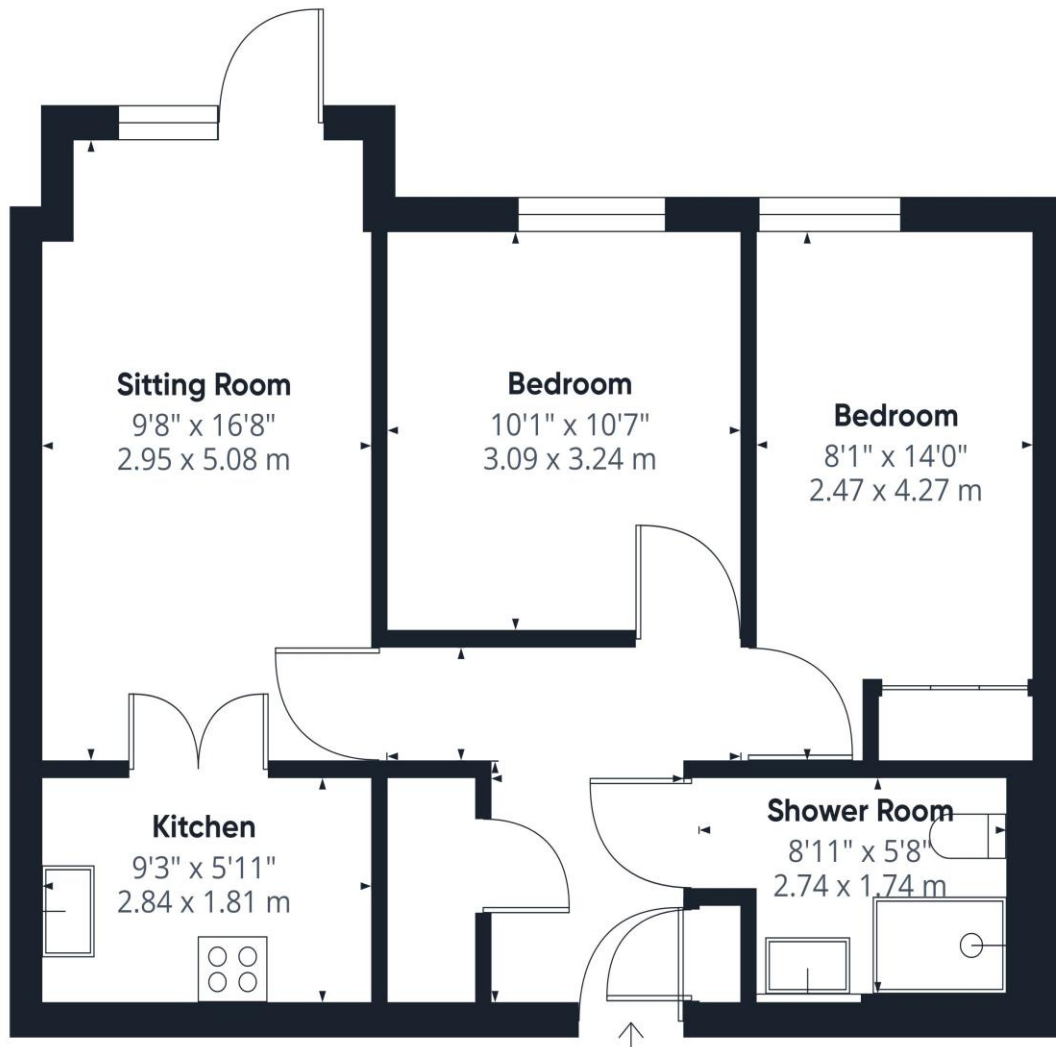
We understand a ground rent is payable and equates to approx. £335.00 per annum.

Council tax band D.



KEY POINTS

- Two bed apartment in over 60's development
- Ground floor with direct access to your private patio
- Recently updated communal areas and entry system
- 24-hour care line facility, and part-time house manager
- Town centre location close to shops and the bus stop
- Close to the beach



Approximate total area⁽¹⁾
581 ft²
53.9 m²

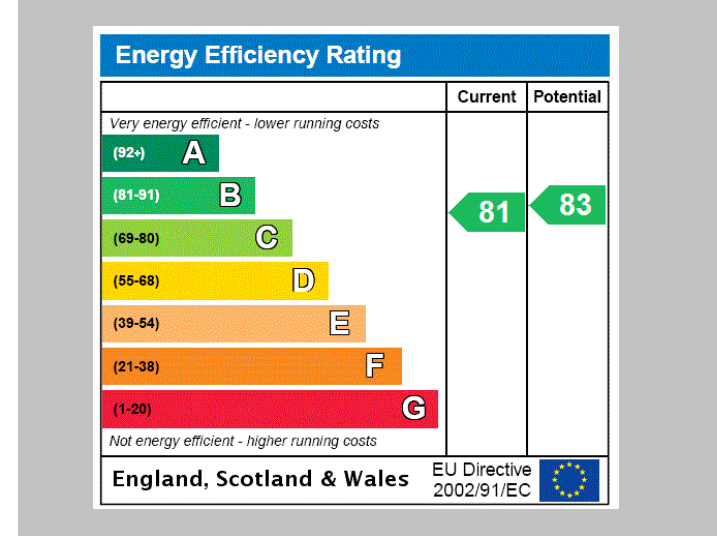
(1) Excluding balconies and terraces

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