

Flat 22, Marryat Court, Highcliffe, Dorset, BH23 5JU

Asking Price **£250,000**



Bedrooms



Living



Bathroom



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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'A modernised, bright and airy two bedroom ground floor flat...'

A TWO BEDROOM GROUND FLOOR FLAT, BRIGHT AND AIRY, AND MODERNISED THROUGHOUT. DOUBLE DOORS OPEN ONTO SOUTH FACING PATIO, THERE IS A GARAGE AND ADDITIONAL PARKING, AND A PRIVATE RESIDENTS FOOTPATH LEADING DIRECTLY TO THE BEACH.

A private entrance leads into the porch.

Dual aspect open plan living room / kitchen diner, with double doors leading to a south facing patio. Lovely bright room, modern kitchen comprises eye and base level units with cupboards and drawers and a range of integrated appliances.

There are two bedrooms, both of which have built in wardrobes.

The modern shower room is tiled, has an obscured glazed window, a heated towel rail, and comprises a shower cubicle with glass screen, rain forest shower head and removable attachment, wash hand basin with vanity drawers, and an a WC.

In the inner hall are 4 storage cupboards, two large under stair ones, a cloak cupboard and a meter cupboard.

Outside

Marryat Court is set in communal landscaped gardens laid mainly to areas of lawn and set

against a backdrop of mature trees. From these gardens, a private residents gate leads to a lovely walk onto the wooded Chewton Bunny - a chine providing pedestrian access to the beach.

A garage is conveyed with the apartment and is situated in a block within the grounds. In addition, there is plenty of casual parking.

Tenure and Maintenance

We understand the property has a remaining lease term of an original 144 year lease from 1961.

We understand pets are allowed with consent from the freeholder.

We understand an annual maintenance charge is payable which amounts to approx. £1,400.

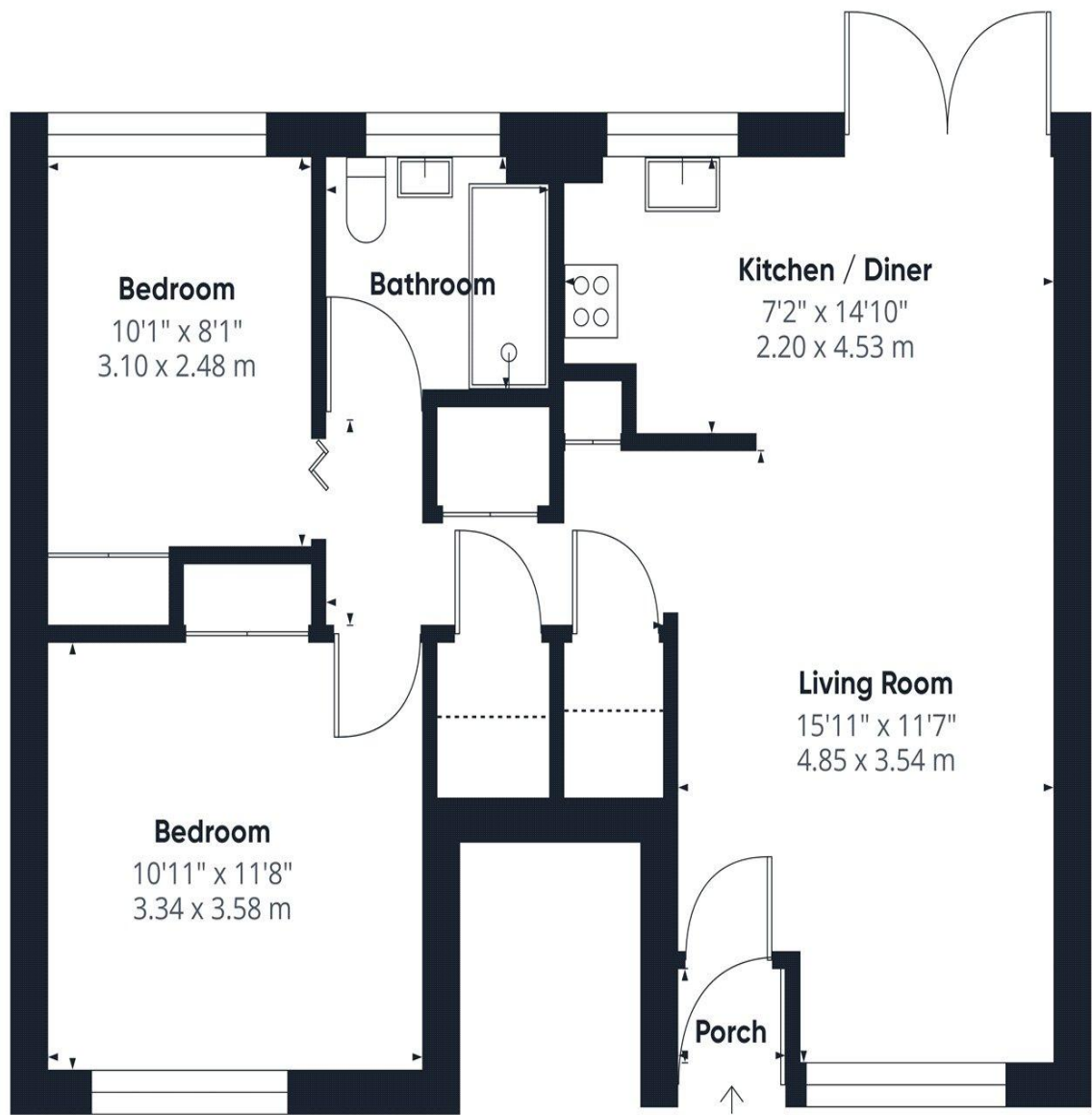
We understand an annual ground rent of £300 is payable.

Council tax band C.



KEY POINTS

- Ground floor flat with a private entrance
- South facing patio
- Lots of storage
- Pet friendly
- Two bedrooms with built in wardrobes
- Residents footpath to the beach via private gate, and short walk to the High Street
- Garage and parking



Approximate total area^m

652 ft²
60.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

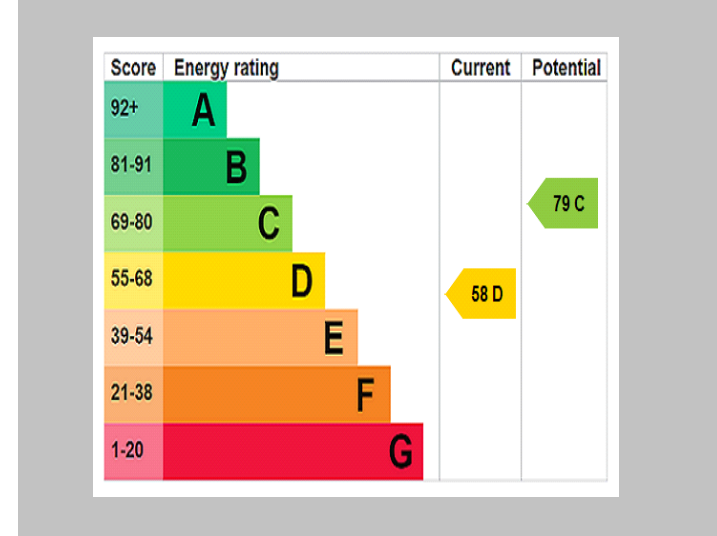
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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