

Flat 26, Daniels Lodge, 5-11 Montagu
Road, Highcliffe, Christchurch, BH23 5JT

Asking Price **£150,000**



Bedrooms



Living



Bathroom



Parking



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1992

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A larger than average 1 bed flat in the over 60's Churchill

A LARGER THAN AVERAGE 2ND FLOOR ONE BEDROOM APARTMENT IN THE OVER 60'S CHURCHILL ASSISTED LIVING DEVELOPMENT, DANIELS LODGE. PRESENTED SUPERBLY THROUGHOUT. ONSITE PARKING, RESIDENTS LOUNGE, ON-SITE HOUSE MANAGER, AND CARELINE FACILITY. CLOSE TO SHOPS, BUS STOPS AND THE BEACH. NO CHAIN.

Daniels Lodge is a very desirable development for over 60's and is set just two roads back from the high street. It is also just a short walk from the cliff top where you can enjoy a walk or just enjoy the stunning coastline views.

Upon entry to Daniels Lodge you walk past the house managers office and into the resident's lounge. Double doors into the hallway where you can access the resident's laundry room. Stairs and lift lead to all floors.

In the entrance hall of the apartment there is a cupboard housing the water tank and provides storage.

The sitting/dining room has a Juliette balcony and a fireplace with space for an electric fire.

There is a separate smaller room that could act as a further seating area or a study.

Via a glass panelled door there is access to the kitchen which has a range of eye and base level units with cupboards with drawers. Inset sink and drainer unit, electric hob with extractor over, and an eye level electric oven, integrated fridge and freezer and partly

tilled walls.

The double bedroom has fitted wardrobes.

The modern shower room comprises a shower cubicle with fixed shower screen, a wash hand basin set into vanity unit, and a WC. The walls are part tiled, there is an extractor fan and a heated towel rail.

Outside

Onsite parking is located at the rear of the development. A covered mobility scooter parking and charging area is also available.

Daniels Lodge is set in landscaped communal grounds laid to areas of lawn and incorporating shaped shrub beds and mature trees.

Tenure and Maintenance

We understand the property is Leasehold and has the balance of an original 125 year lease which commenced in approximately March 2005.

We understand an annual Maintenance Charge is payable which amounts to approximately £2,636.63. This includes the Careline facility, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, house manager and a contribution to the contingency fund.

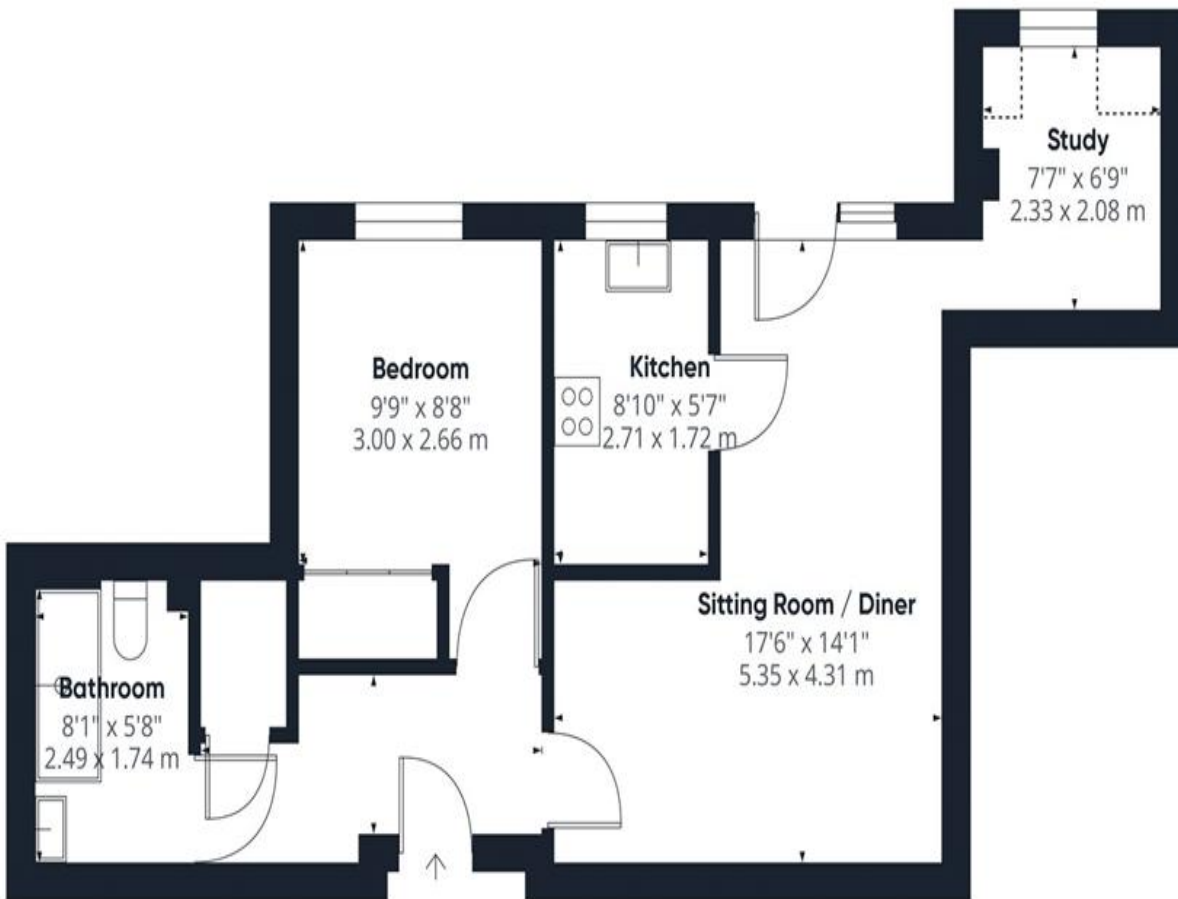
We understand there is an annual Ground Rent of approximately £673.24.

Council tax band C.



KEY POINTS

- 2nd floor apartment in a over 60's assisted living development
- Larger than average apartment
- Lift and stairs to all floors
- Well presented throughout
- 24 Careline facility and onsite house manager
- Short walk to the shops, bus stops, post office, and the beach
- Onsite parking
- No onward chain



Approximate total area⁽¹⁾

518 ft²
48 m²

Reduced headroom

7 ft²
0.6 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.

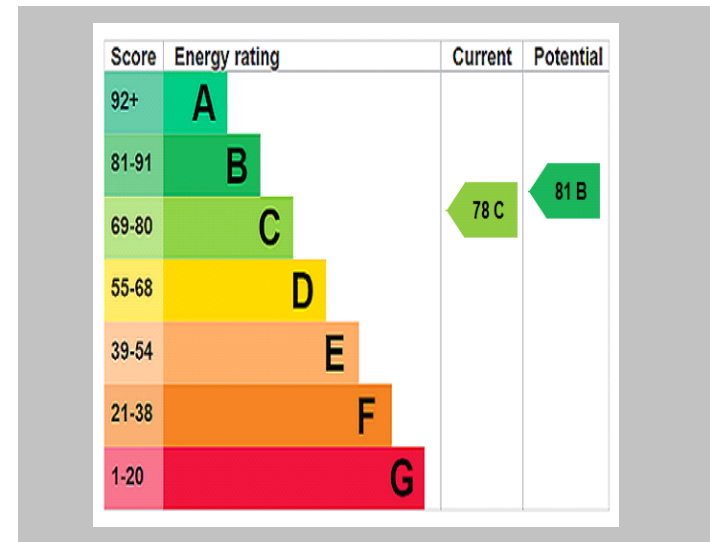
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