

Flat 9, Regent House, 421 Lymington Road,
Highcliffe, Christchurch, Dorset, BH23 5EW

Asking Price £250,000

 2

Bedrooms

 1

Living

 2

Bathroom/Ensuite

 Y

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents



'No chain... Two bed, two bath first floor flat with balcony'

NO CHAIN. WELL PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH EN-SUITE TO MASTER, SOUTH FACING BALCONY AND GOOD SIZE GARAGE. LIFT AND STAIRS TO ALL FLOORS. STONE'S THROW TO SHOPS AND BUS STOPS, AND A SHORT WALK TO THE BEACH.

Entrance to the well maintained communal areas via secure entry system. Lift and stairs lead to all floors.

In the entrance hall of the apartment are two storage cupboards and doors to accommodation.

There are two double bedrooms, both have built in wardrobes, and the master has an en-suite shower room.

The main bathroom is fully tiled and comprises a bath, wash hand basin and WC.

The lovely bright dual aspect living room has doors out on to the south facing balcony where you can look over the communal gardens.

Glass panelled double doors lead into the updated kitchen which comprises a range of eye and base level units with cupboards and drawers. Integrated double oven inset hob, integral dishwasher, and space for a fridge freezer. Cupboard houses gas boiler.

Outside

There is a well maintained communal gardens mainly laid to lawn with various established shrubs throughout.

The apartment is conveyed with a garage which has an electric up and over door, and there are additional visitor parking spaces.

Tenure & Maintenance

We understand the property is Leasehold with the remainder of a 125 year lease from 2001.

We understand an annual maintenance charge is payable which amounts to approximately £1,700.

We understand that an annual ground rent is payable which amounts to £498.51.

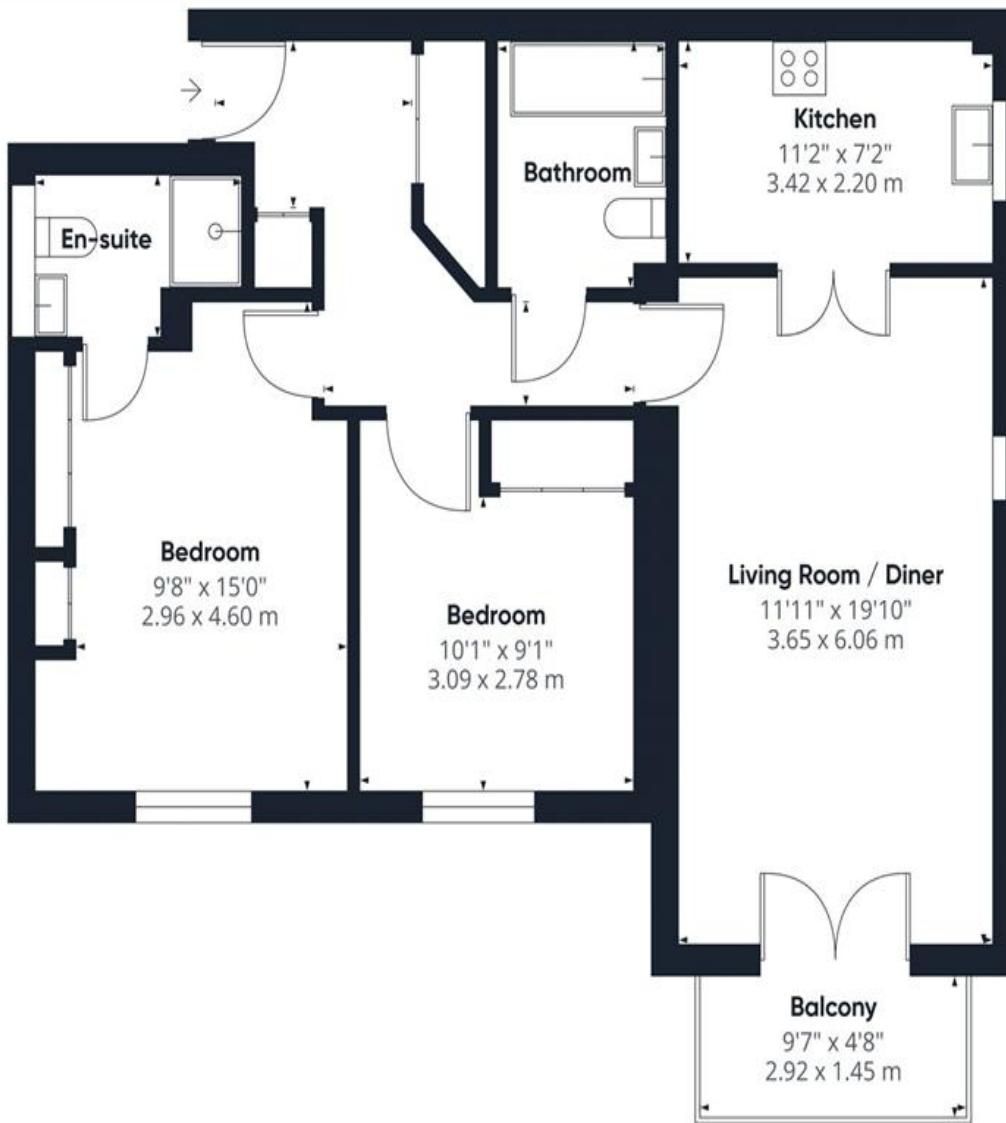
We understand that no pets or holiday rentals are permitted.

Council Tax Band D.



KEY POINTS

- No chain
- South facing balcony
- En-suite to master bedroom
- Fitted wardrobes in both bedrooms
- Garage with electric door
- Bright and airy dual aspect living room with doors on to the balcony
- Lift and stairs to all floors
- Close to Shops and beach



Approximate total area⁽¹⁾

780 ft²

72.5 m²

Balconies and terraces

45 ft²

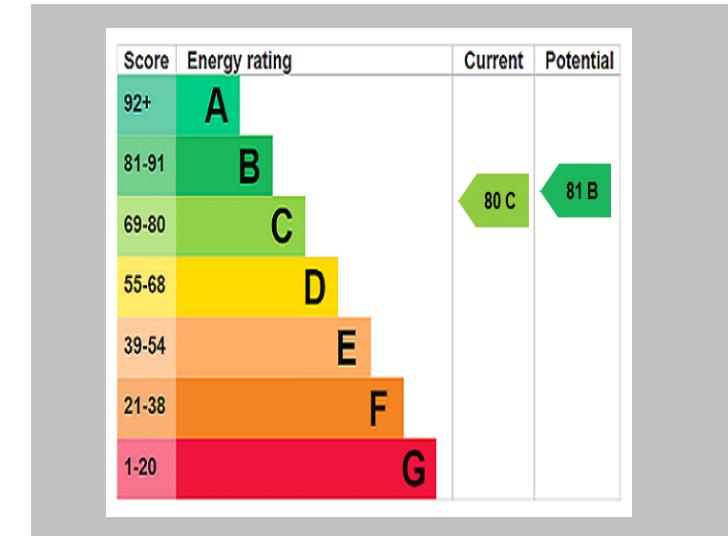
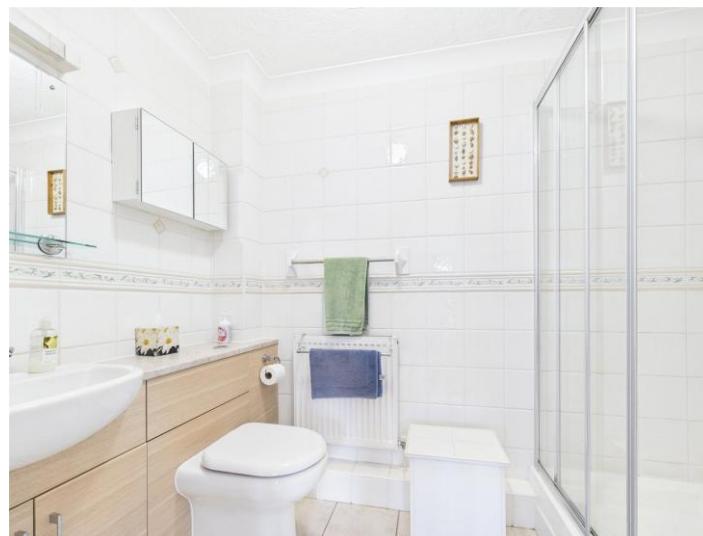
4.2 m²

(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.

GIRAFFE360





Slades - Highcliff 356 Lymington Road, Highcliff, Christchurch, Dorset, BH2 5JL
01425 277773 | info@sladeshighcliff.co.uk
[Website](http://www.sladeshomes.co.uk) www.sladeshomes.co.uk

