

Flat 2, Denham Court, 15 Oakleigh Way,  
Highcliffe, Christchurch, Dorset, BH23 5DQ

Asking Price £250,000

 2

Bedrooms

 1

Living

 1

Bathroom

 Y

Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents



# 'No chain... Two bedroom ground floor apartment...'

NO CHAIN. TWO BEDROOM GROUND FLOOR APARTMENT IN A QUIET CUL-DE-SAC LOCATED ON THE SOUTH SIDE OF HIGHCLIFFE HIGH STREET, A SHORT WALK TO THE BEACH, SHOPS AND BUS STOPS. SHARE OF FREEHOLD AND ALLOCATED GARAGE. PET FRIENDLY UPON REQUEST.

Access to Denham Court via secure entry system. Door into flat 2. From the entrance hall, doors lead to accommodation and there is a storage cupboard.

Two bedrooms, one with built in wardrobes.

The tiled bathroom comprises a bath with electric shower over and a shower screen. WC, wash hand basin, heated towel rail and obscured glazed window. Storage cupboard.

The spacious lounge diner has large south facing window with a single door leading onto the patio.

Modern kitchen comprising a range of eye and base level units with cupboards and drawers. Integrated oven with hob, space for fridge freezer and washing machine. Part tiled walls, wall mounted gas boiler and window looking over gardens at rear.

## Outside

Denham Court is set in communal grounds. Laid to lawn with various established shrubs.

The property is conveyed with an allocated garage.

## Tenure and Maintenance

We understand that the property is sold with a share in the freehold therefore no ground rent is payable.

We understand an annual maintenance charge is payable which amounts to approximately £1,729.

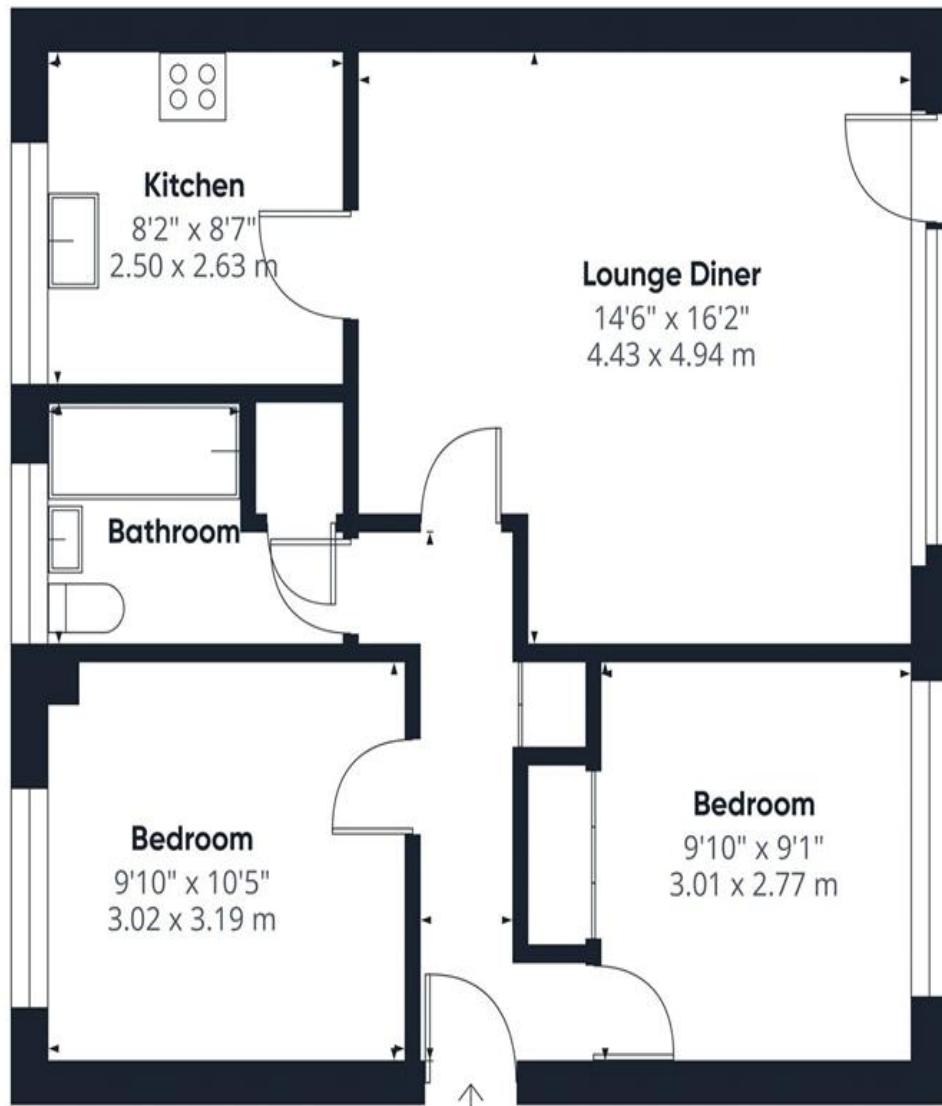
We understand pets are permitted in the property, but holiday lets are not permitted.

Council tax band C.

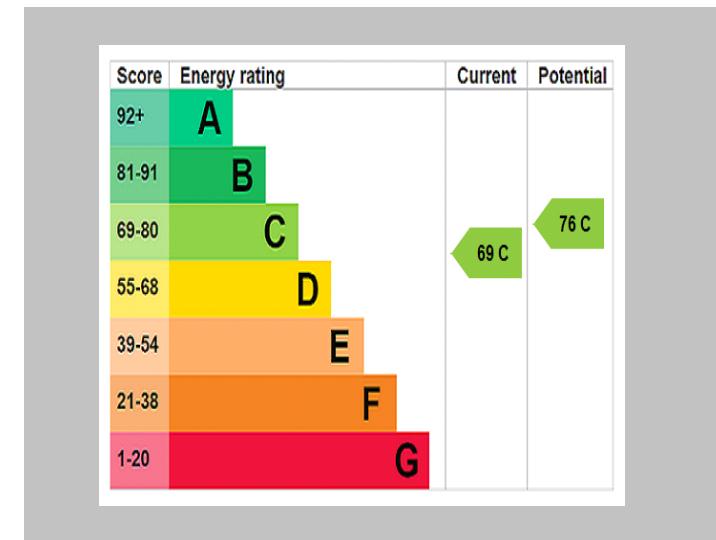


## **KEY POINTS**

- No chain
- Share of freehold
- Pet friendly
- Garage
- Ground floor
- South facing patio
- Walking distance to High Street and beach



**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.



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