

Flat 19, Marryat Court, Montagu Road,
Highcliffe, Christchurch, Dorset, BH23 5JU

Asking Price **£245,000**



Bedrooms



Living



Bathroom



Parking/Garage



EST
1992

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'Lovely ground floor two bedroom flat with south facing patio...'

GROUND FLOOR TWO BEDROOM FLAT WITH SOUTH FACING PATIO, A GARAGE, AND AN EXTENDED LEASE WITH NO GROUND RENT PAYABLE. MODERNISED THROUGHOUT WITH LOTS OF STORAGE, AND ACCESS VIA PRIVATE GATE TO A PATHWAY THAT LEADS TO THE BEACH. PRIVATE ENTRANCE AND NO CHAIN.

Private entrance into a porch, with inner door leading to the spacious living room. Sliding door to the kitchen breakfast room.

Modern kitchen comprising a range of eye and base level units with cupboards and drawers. Integrated oven, microwave and hob. Space for a washing machine or dishwasher, fridge freezer and dining table. Sliding doors lead to a south facing patio..

In the inner hall are four built in storage cupboards, two of which are particularly large. Both bedrooms have fitted wardrobes.

The modern part tiled bathroom comprises a bath with shower screen and electric shower, WC, and wash hand basin set in vanity unit. Obscured glazed window.

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 resident's 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 casual parking.

Tenure and Maintenance

We understand the property will have a remaining lease term of approx. 124 years. We understand pets are allowed with consent from the freeholder.

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

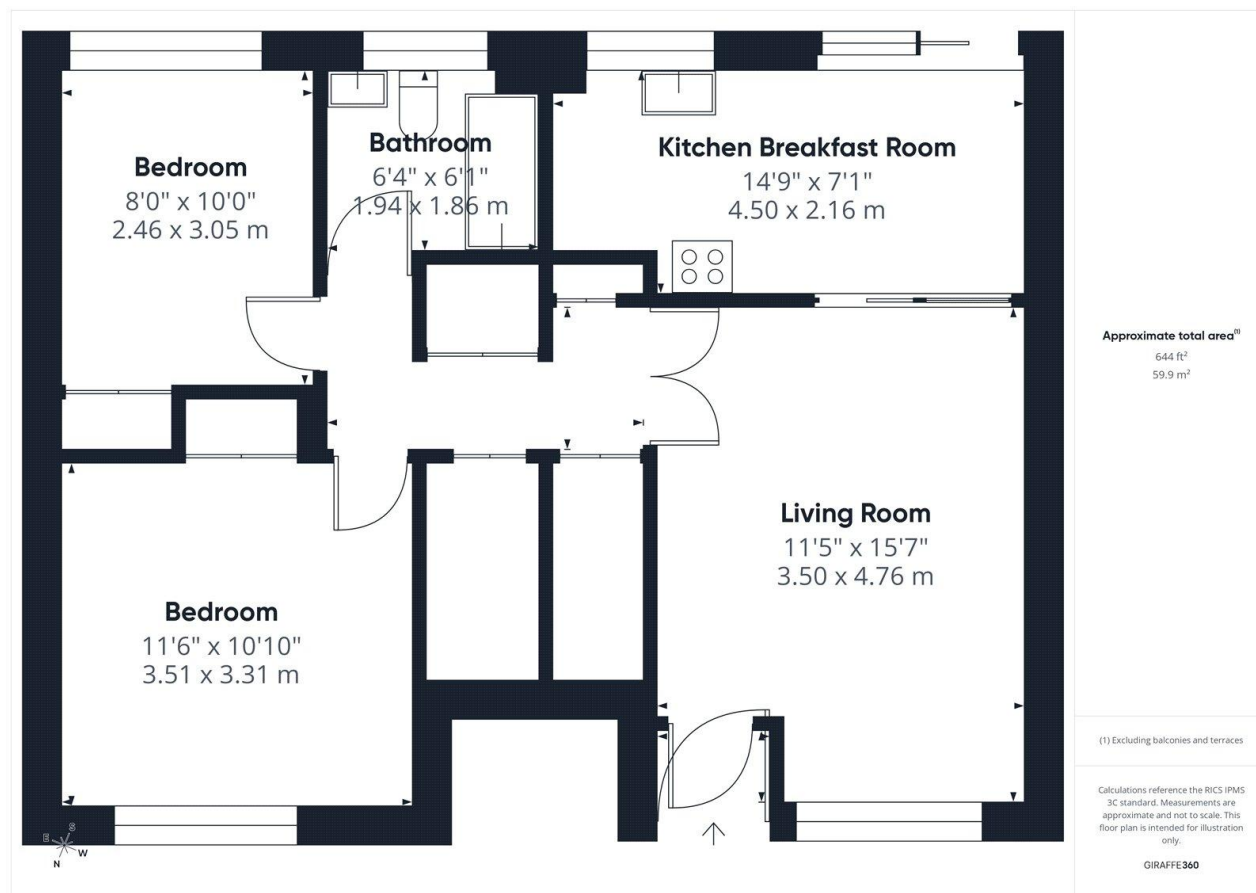
We understand a peppercorn ground rent is payable.

Council tax band C.



KEY POINTS

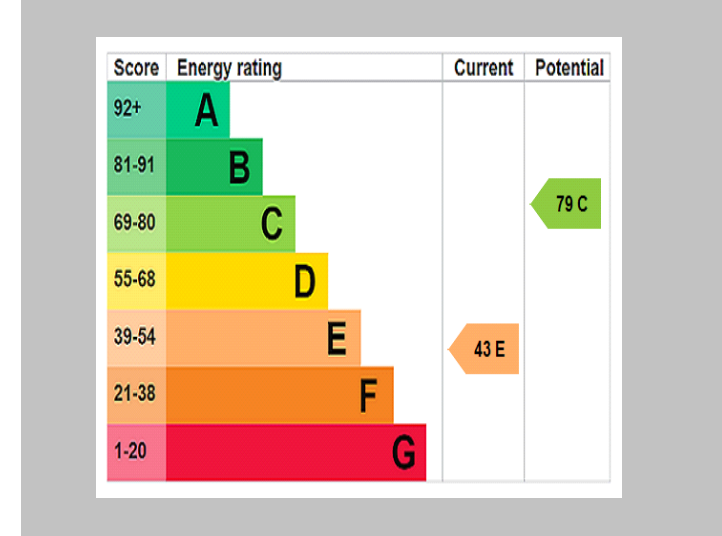
- No chain
- Ground floor with private entrance
- Extended lease with no ground rent payable
- South facing patio
- Garage and additional parking
- Modernised throughout
- Lots of storage
- Private access to pathway leading to the beach



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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