

9 Rowan Drive, Highcliffe, Dorset, BH23 4QR

Asking Price £245,000

 2

Bedrooms

 1

Living

 1

Bathroom

 Y

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

 Slades

'Spacious two bedroom ground floor flat in pleasant setting'

SPACIOUS TWO BEDROOM GROUND FLOOR FLAT IN PLEASANT SETTING, WITH A PRIVATE ENTRANCE. BEAUTIFULLY PRESENTED THROUGHOUT AND PARTIALLY RENOVATED, INCLUDING NEW FLOORING, DOOR AND WINDOWS, AND SOME OF THE RADIATOR'S. GARAGE NEARBY AND A STONE'S THROW TO THE LOCAL SHOP AND BUS STOP. NO CHAIN.

Bright and airy tiled entrance hall with two storage cupboards.

Two double bedrooms, the master has a wall of fitted wardrobes and has a lovely outlook over the gardens at the rear.

The kitchen comprises a range of eye and base level units with cupboards and drawers. Space for the dishwasher and fridge freezer, and an integrated oven and hob. The washing machine is housed in the large bathroom cupboard. Cupboard houses the gas boiler.

The fully tiled shower room comprises a shower cubicle, WC and wash hand basin in vanity unit. Has an obscured glazed window and a large built in cupboard.

The spacious lounge diner is lovely and bright and enjoys the same pleasant outlook over

the lawns at the rear of the building. There is ample space for a dining table.

Outside

The property is conveyed with a single garage which is located directly opposite, and there is further causal parking.

Tenure & Maintenance

We understand the property is Leasehold with a remaining term of approx. 111 years remaining.

We understand an annual maintenance charge is payable which amounts to approximately £1,459.00.

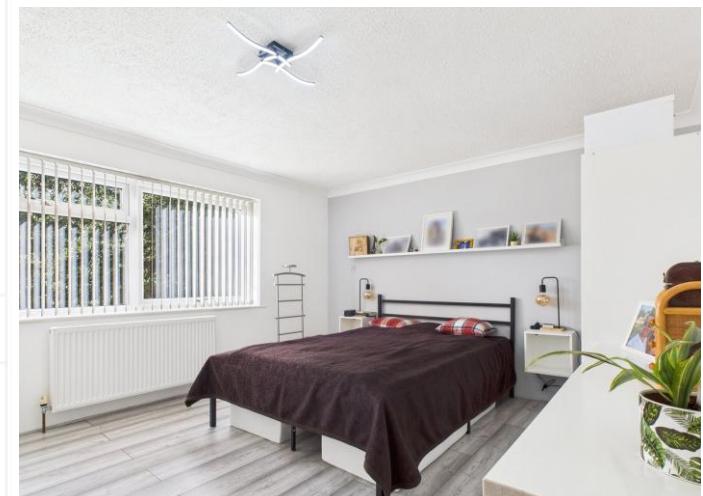
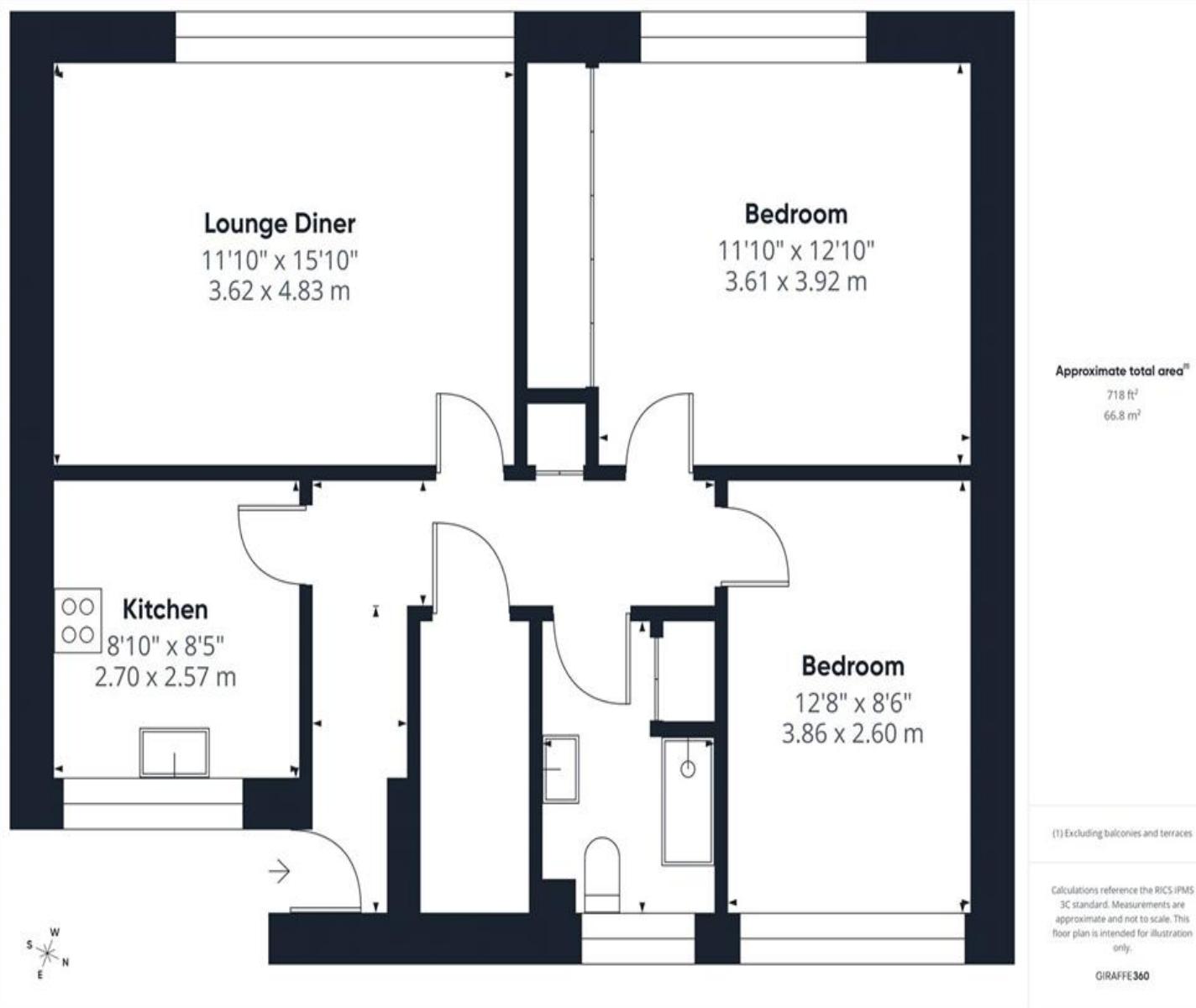
We understand that an annual ground rent is payable which amounts to £250.

Council Tax Band B.



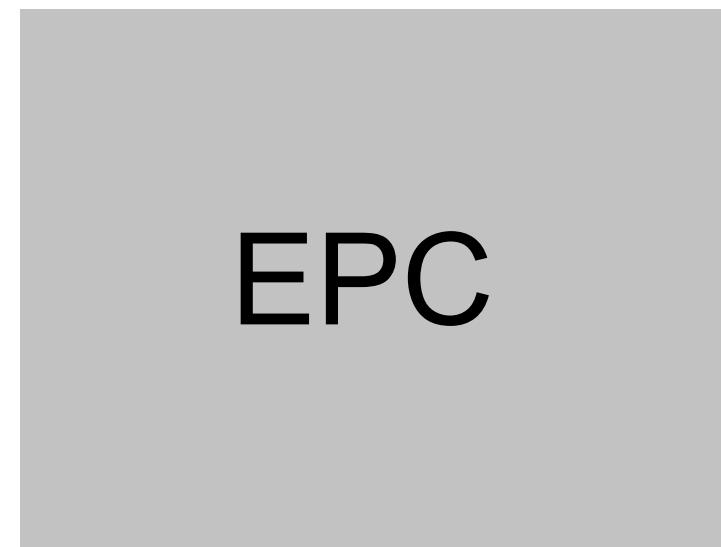
KEY POINTS

- Ground floor flat
- Private entrance
- Pet friendly with permission
- New flooring, windows and door, and some of the radiators
- Pleasant setting with outlook over gardens
- Garage
- Stone's throw to shop and bus stop
- No chain



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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Slades - Highcliff 356 Lymington Road, Highcliff, Christchurch, Dorset, BH2 6JL
01425 277773 | info@sladeshighcliff.co.uk
[Website](http://www.sladeshomes.co.uk) www.sladeshomes.co.uk

