

Flat 12, Halyard Court, 267 Lymington Road,
Highcliffe, Christchurch, Dorset, BH23 5FW

Asking Price **£365,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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'An impressive, three bedroom modern flat of nearly 1000 sq. ft.'

AN IMPRESSIVE, THREE BEDROOM MODERN APARTMENT OF NEARLY 1000 SQ. FT. LOCATED ON HIGHCLIFFE HIGH STREET, CONVENIENTLY POSITIONED FOR SHOPS, TRANSPORT LINKS AND A SHORT WALK TO THE BEACH. ALLOCATED PARKING, EN-SUITE TO MASTER, LOTS OF STORAGE, LIFT AND STAIRS TO ALL FLOORS, AND NO GROUND RENT PAYABLE.

Lifts and stairs lead to 3rd floor.

Spacious entrance hall with a large storage cupboard and a utility cupboard.

Triple aspect open plan living with a kitchen at one end comprising eye and base level units with cupboards and drawers, integral fridge freezer, dishwasher and washing machine, gas hob and oven. Space for dining table.

Three bedrooms, all have space for double beds if required, the smaller room currently acts as an office. The large master bedroom has an en-suite shower room, part tiled with a WC and wash hand basin.

The main bathroom is partly tiled with a bath with shower over, an inset WC and a wash hand basin with vanity drawer.

Outside

At the rear of the development is the allocated parking space. Communal storage and bin cupboard.

Tenure and Maintenance

We understand the property has the balance of an original 125 year lease remaining from 2020.

Pet friendly with consent from freeholder.

We understand an annual Maintenance Charge is payable which amounts to approx. £2,250.

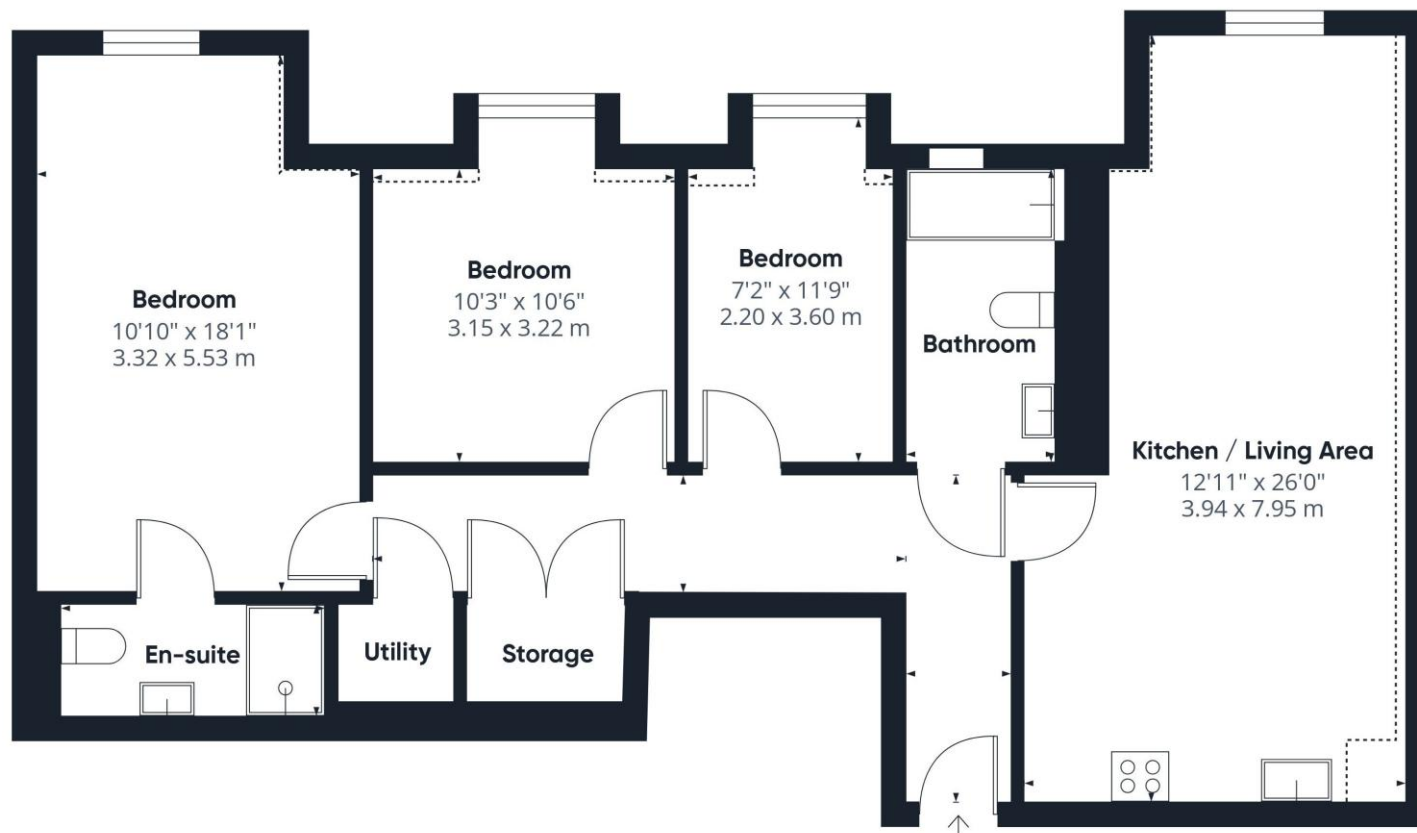
No ground rent is payable.

Council tax band D.



KEY POINTS

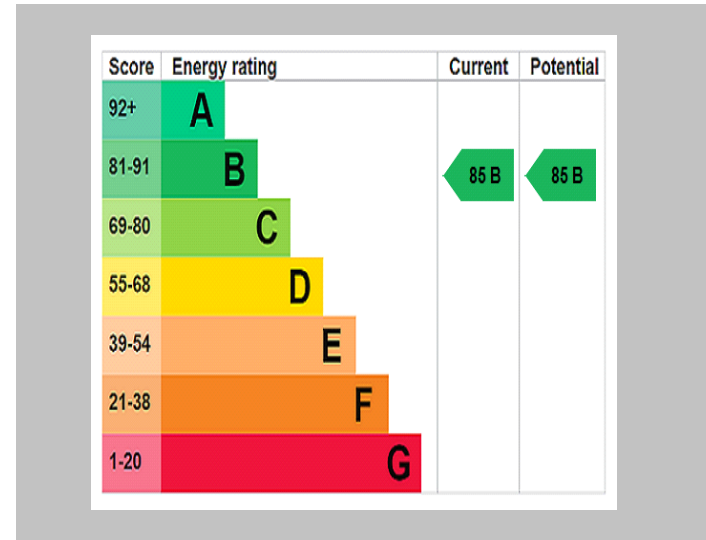
- Lift and stairs to all floors
- Three bedrooms with en-suite to master
- Good storage including a utility cupboard
- Bright and airy open plan living
- Allocated parking
- Close to shops and beach
- No ground rent payable



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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