

Flat 10 Rothesay House, 175 Lymington Road, Highcliffe, Dorset, BH23 4GD

Asking Price **£325,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

'A stylish and modern, south facing, two bed, two bath flat'

A STYLISH AND MODERN, SOUTH FACING, TWO BEDROOM, TWO BATHROOM 1ST FLOOR APARTMENT, IN 'AS NEW' CONDITION. SHARE OF FREEHOLD WITH BALANCE OF 999 YEAR LEASE AND NO GROUND RENT PAYABLE. ALLOCATED PARKING, AND PET FRIENDLY UPON LICENSE. SHORT WALK TO THE BEACH, NATURE RESERVE AND HIGH STREET.

Entrance to the building via secure entry telephone system.

Lift and stairs lead to the first floor, and door to the property.

In the entrance hall is a large storage cupboard, ideal for coats, Hoover, ironing board etc.

There are two double bedrooms, the master is particularly spacious and has a tiled en-suite comprising a shower, wash hand basin and WC, with a large chrome heated towel rail.

The main bathroom, also tiled with a heated towel rail, comprises a bath with a rainfall shower head over, inset WC and wash hand basin.

The spacious, south facing open plan living / kitchen / diner is a lovely bright, dual aspect room, which includes two south facing windows, of which one is the full width of the bay and floor to ceiling, enjoying the pleasant outlook over the

gardens at the rear.

The kitchen has a range of eye base level units with cupboards and drawers, and a full range of integrated appliances, including an eye level microwave. Contrasting dark units with light worktops along with under lighting.

Outside

The property is conveyed with an allocated parking space.

There is an outside bin store and a bicycle store.

Tenure and Maintenance

We understand the property owns a share in the freehold with the balance of a 999 year lease remaining, and no ground rent is payable.

We understand that pets are permitted subject to license, but holiday lets are NOT permitted.

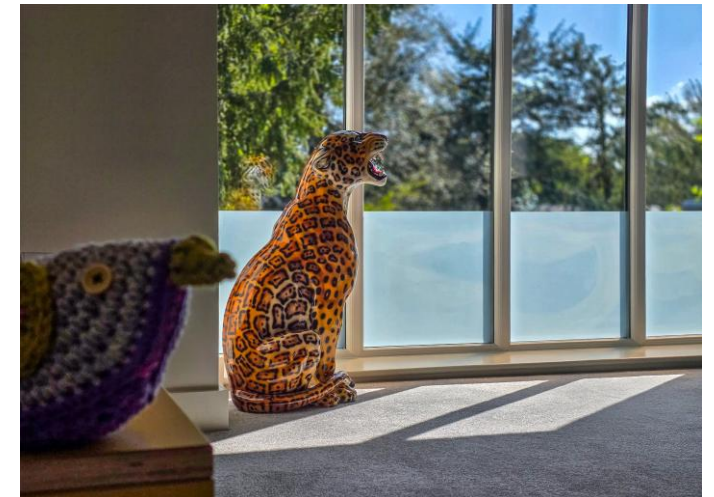
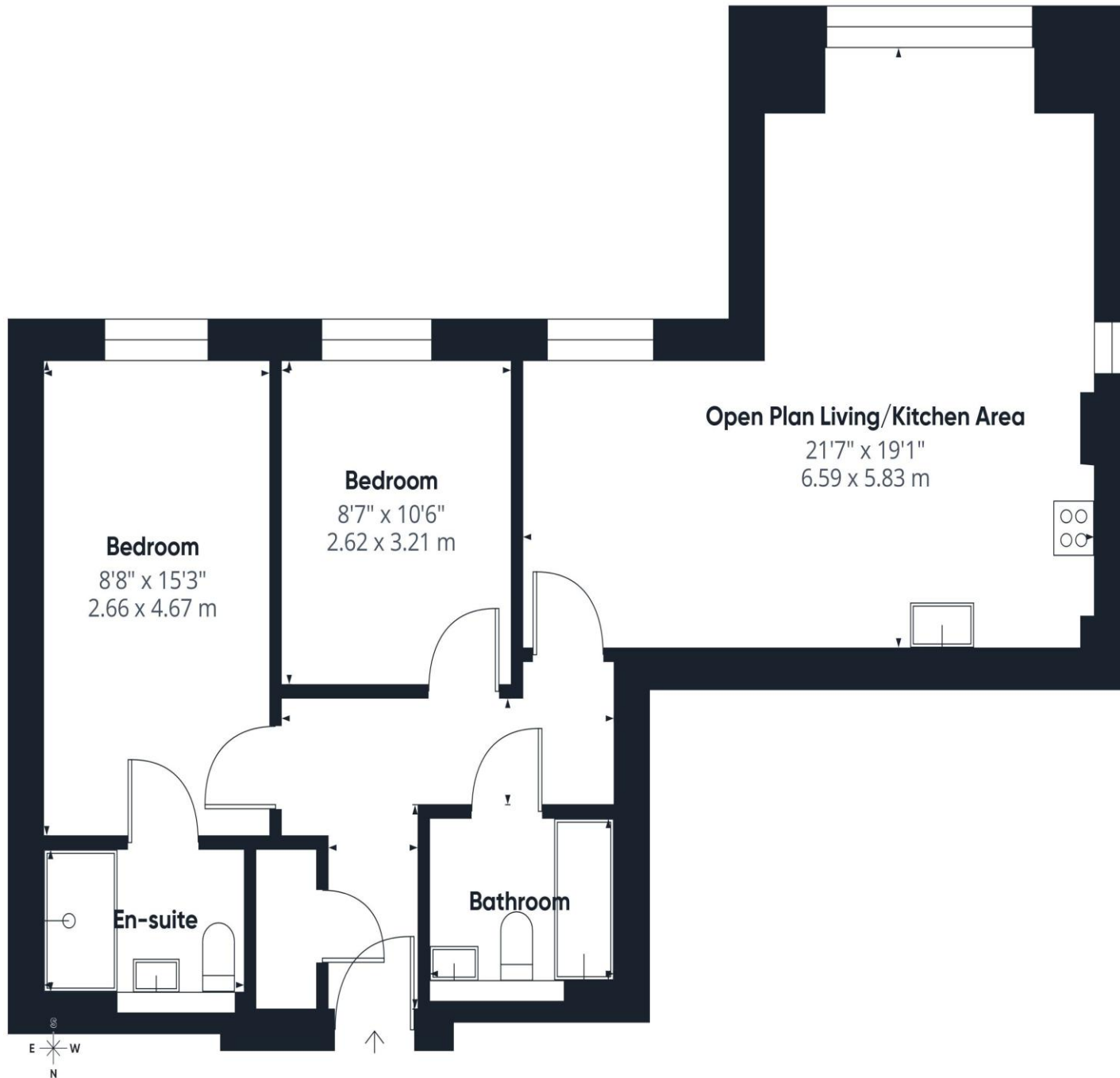
We understand an annual maintenance charge is payable which amounts to approximately £1,927.78.

Council tax band C.



KEY POINTS

- Modern apartment with allocated parking
- Bright and airy south facing accommodation
- Stairs and a lift to all floors
- En-suite to master bedroom
- Share of freehold with balance of 999 year lease
- Short pleasant walk to the beach and high street
- Pet friendly upon license



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.

THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Slades - Highcliffe 356 Lymington Road, Highcliffe, Christchurch, Dorset, BH1
 01425 277773 | info@sladeshighcliffe.co.uk
 Website www.sladeshomes.co.uk

