

Flat 12, The Farthings, 1 Wortley Road,
Highcliffe, Christchurch, Dorset, BH23 5DR

Asking Price **£159,950**



2

Bedrooms



1

Living



1

Bathroom



Y

Parking



EST
1992

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'A south facing two bed apartment in over an 60's development'

NO ONWARD CHAIN. A SOUTH FACING TWO BEDROOM 1ST FLOOR APARTMENT IN THE POPULAR OVER 60'S DEVELOPMENT, THE FARTHING'S. LOCATED CLOSE TO AMENITIES SUCH AS SHOPS, BUS STOPS AND THE MEDICAL CENTRE, AND A SHORT WALK TO THE BEACH.

The Farthings is situated in a prime location, just a stroll away from the high street with its shops, bus stop, cafes and restaurants, and is also within a short walk of the doctor's surgery, the clifftop and the gorgeous beaches.

Entrance via the main communal entrance hall where you have lift or stairs to 1st and 2nd floor, as well as access to the recently updated residents lounge.

Flat 12 can be located on the first floor on the south side. Private front door into entrance hall. Airing cupboard and further storage cupboard.

The sitting room/diner has glass panelled double doors into the kitchen. The kitchen has a range of eye and base level units with cupboards and drawers, an inset sink and drainer unit, space for a washing machine and fridge freezer, integrated oven, electric hob with extractor hood.

There are two good size bedrooms one of which has built in wardrobes.

The bathroom comprises a bath with shower over, a WC, and a wash hand basin. It has tiled walls and a heated towel rail.

Communal Facilities

At ground floor level is a communal residents lounge together with a kitchen facility and toilet. The recently decorated lounge extends onto a paved patio area, available for the use of the residents and their guests if required.

Outside

Visitors and casual parking facilities are located within the grounds and reached by a block-paved driveway.

The Farthings is set in communal landscaped gardens and grounds to both the front and rear of the development and incorporating areas of lawn, illuminated pathways and mature shrub beds and hedging. Clothes drying area.

Tenure & Maintenance

We understand the property is Leasehold with the remainder of approx. 125 year lease from 1991.

We understand a Maintenance/ Service Charge is payable and amounts to approx. £3,000.00 per annum.

We understand a ground rent is payable and equates to approx. £335.00 per annum.

Council tax band D.



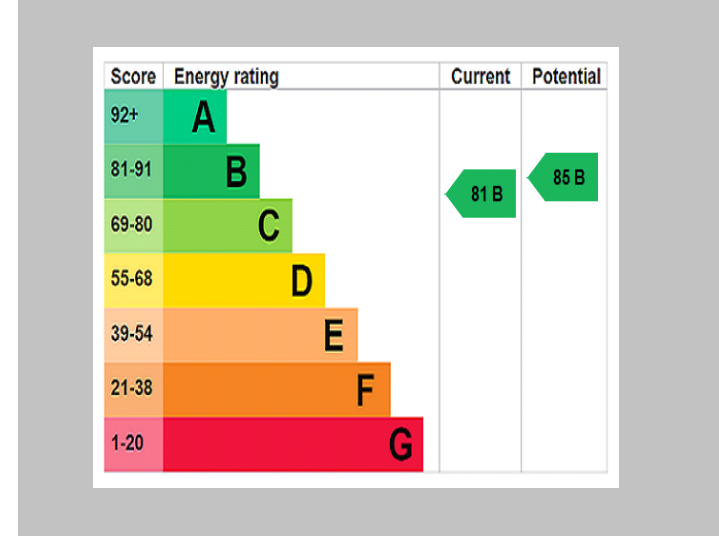
KEY POINTS

- Over 60's development
- Two bedrooms
- Positioned on the first floor
- Very bright with a south facing aspect
- Lift and stairs to all floors
- No chain
- Town centre location
- Parking at the rear



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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