

Flat 40, Seward Court 380-396, Lymington Road,
Highcliffe, Christchurch, Dorset, BH23 5HD

Asking Price **£179,950**



2

Bedrooms



1

Living



1

Bathroom



Y

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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'Arguably the best flat in this town centre over 60's development'

ARGUABLY THE BEST APARTMENT IN THIS POPULAR TOWN CENTRE OVER 60'S MCCARTHY STONE DEVELOPMENT. A RARELY AVAILABLE TWO DOUBLE BEDROOM FLAT, POSITIONED ON THE 2ND FLOOR IN THE TOP CORNER OF THE BUILDING WITH A SUPER ELEVATED SOUTHERLY FACING ASPECT OVER THE HIGH STREET. LIFT AND STAIRS TO ALL FLOORS.

Seward Court has excellent facilities including an onsite house manager, a large residents lounge with doors on to the patio and the sunny, south facing communal gardens, and 24 hour care line facility. There is a laundry room and a guest suite which can be booked for friends and family to stay in when they visit.

Spacious entrance hall with two storage cupboards. One houses the hot water system and has shelving and a hanging rack.

Both double bedrooms have fitted wardrobes and space for bedroom furniture such as bedside tables, drawers and a dressing table.

The bathroom has been modified to include a walk in bath with electrically operated seat to assist getting in and out if required. There is also a wall mounted shower if showers are preferred. Additionally there is the WC and wash hand basin with vanity unit, tiled walls and a heated towel rail.

The most impressive aspect of the apartment is the large south facing L-shaped lounge diner. Plenty of space for a large sofa and dining table, as well as other furniture. A lovely bright room with a south facing Juliette balcony where you can sit and enjoy the activity of Highcliffe high street.

Glass panelled doors into the kitchen. Selection of eye base level units with cupboards and drawers. Integrated appliances including an eye level oven and electric hob. Further south facing window.

Outside

Onsite residents parking at the rear. Well maintained grounds including the large south facing patio accessed via the communal lounge.

Tenure Maintenance

We understand the property is Leasehold with the remainder of a 125 year lease from 2006.

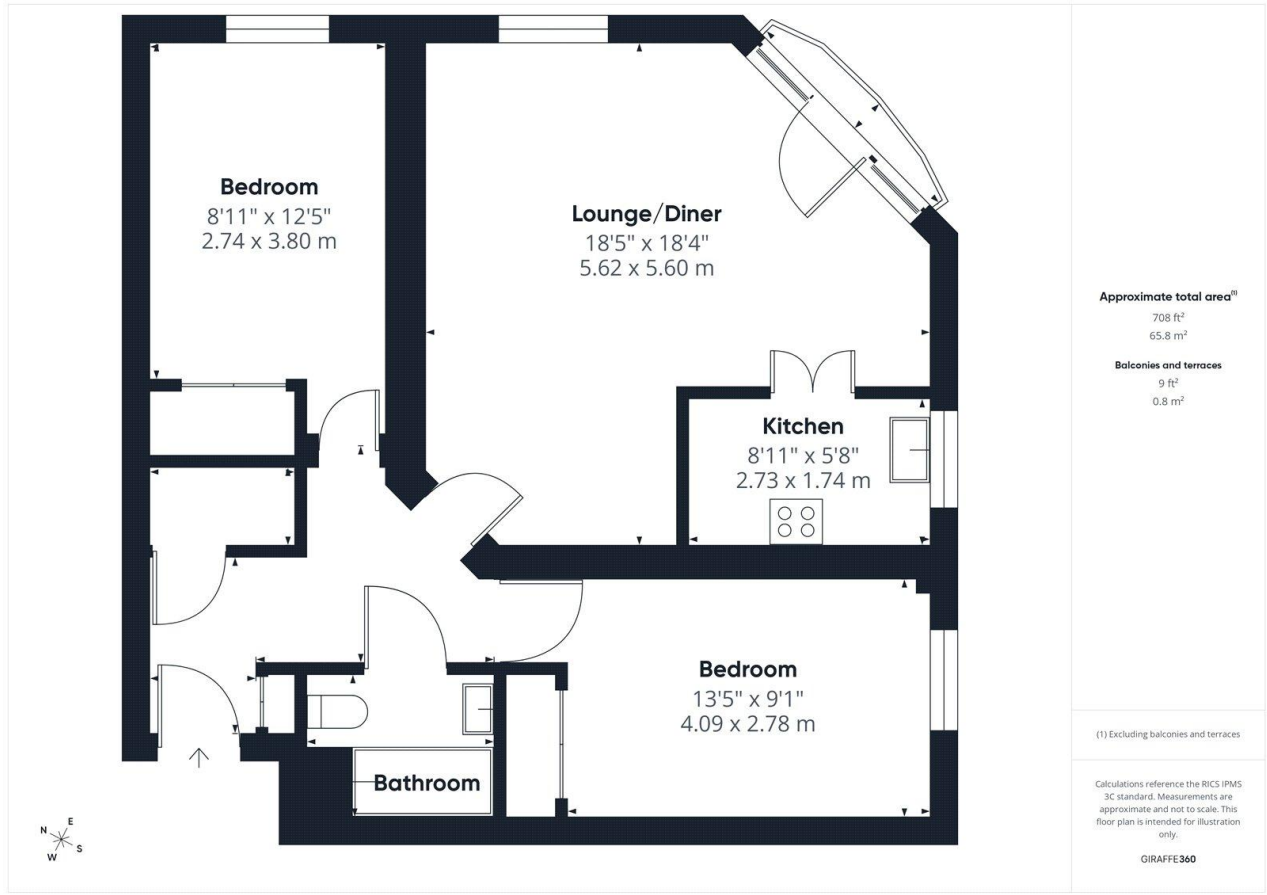
We understand an annual maintenance and service charge is payable which amounts to approximately £5615.15, and an annual ground rent of approximately £460.

Council tax band D.



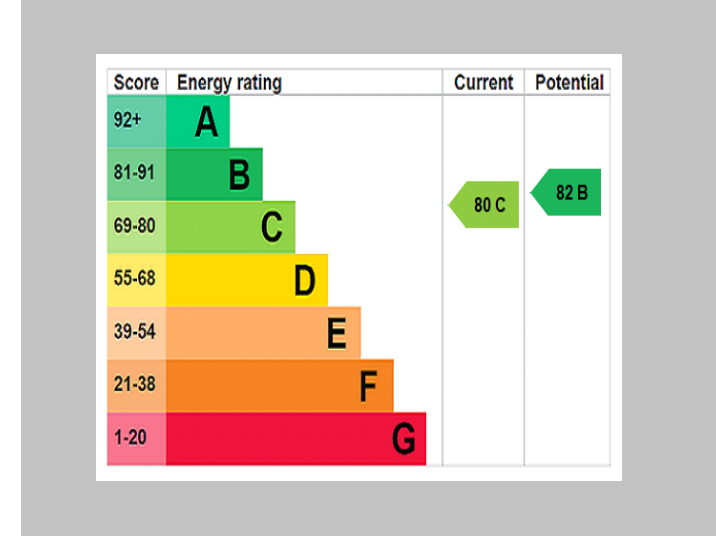
KEY POINTS

- Rarely available two double bedroom apartment
- Positioned on the 2nd floor in the top corner of the building
- Southerly aspect elevated outlook over Highcliffe high street
- Modified bath/shower room to assist with mobility limitations
- 24 hour careline facility and house manager
- Lift and stairs to all floors



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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