

19 Saulfland Drive, Highcliffe, Dorset, BH23 4QN

Asking Price **£235,000**



2

Bedrooms



1

Living



1

Bathroom



Y

Parking/Garage



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1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# 'Lovely woodland setting, a two bedroom ground floor flat'

LOVELY WOODLAND SETTING, A TWO DOUBLE BEDROOM GROUND FLOOR FLAT WITH A PRIVATE ENTRANCE, GARAGE AND PARKING, A SHORT WALK TO LOCAL SHOP AND BUS STOPS. LONG LEASE WITH NO GROUND RENT. NO CHAIN.

Private entrance into the property. In the hallway are two useful storage cupboards, and doors leading to accommodation.

The kitchen comprises a range of eye and base level units with cupboards and drawers. Space for a range of appliances and white goods, cupboard houses the gas boiler. Front aspect window with pleasant outlook.

Two double bedrooms, the master is particularly spacious and has a wall of fitted furniture including wardrobes and a dressing table.

The spacious lounge diner has a large rear aspect window overlooking the greenery at the rear of the building. A lovely outlook where you can enjoy the wildlife.

## Outside

Pathway leading to property and private front door into the flat.

Set in maintained grounds mainly laid to lawn with various established shrubs.

The property is conveyed with a single garage which is located to the rear of the flat, and there is space to park in front of the garage door.

## Tenure & Maintenance

We understand the property is Leasehold with a remaining term of approx. 113 years remaining.

We understand an annual maintenance charge is payable which amounts to approximately £1,700.00.

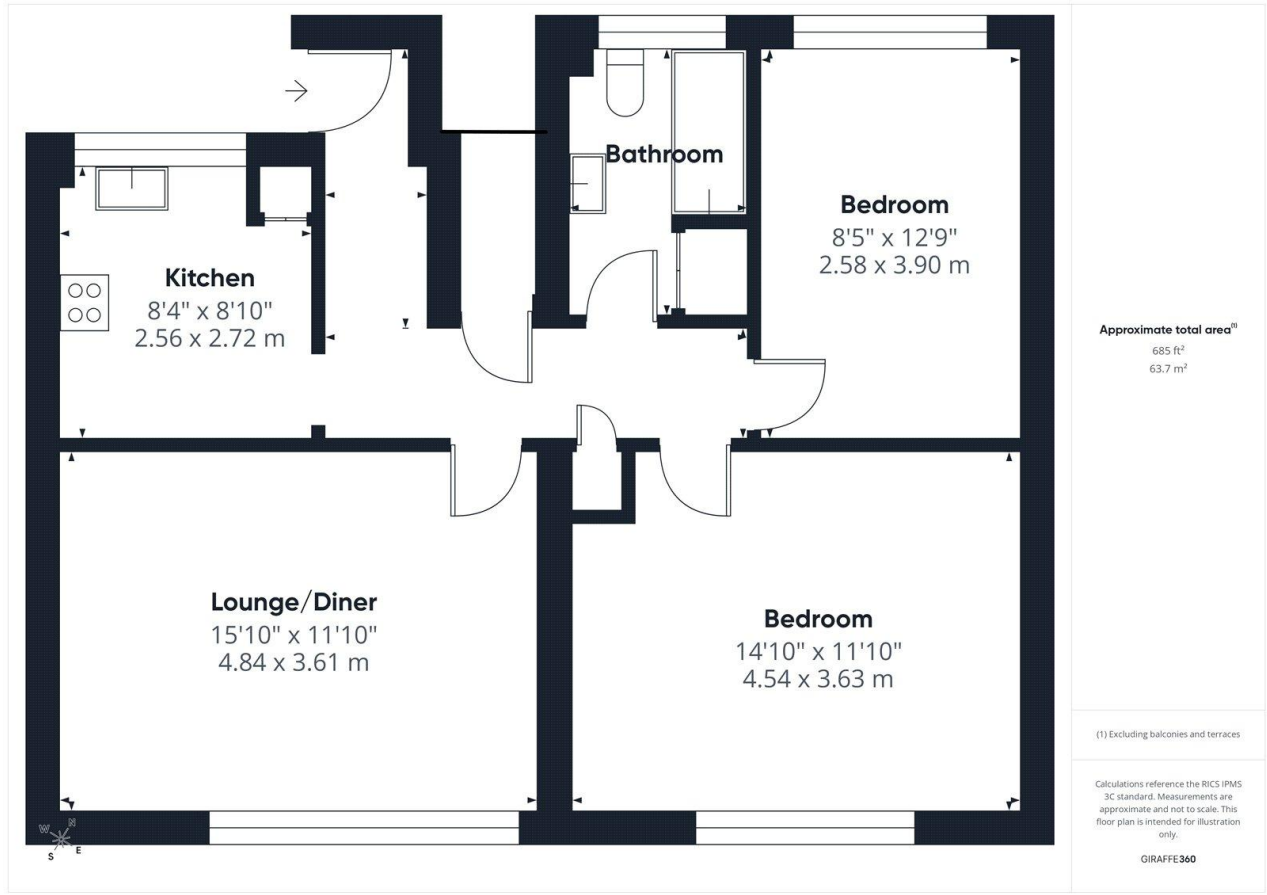
We understand that no ground rent is payable.

Council Tax Band B.



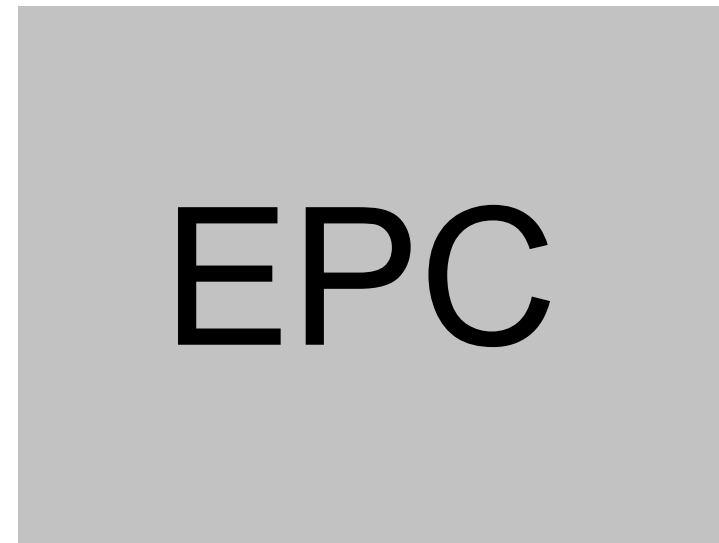
## KEY POINTS

- No chain
- Ground floor apartment
- Lovely quiet woodland setting
- Two double bedrooms
- Long lease with no ground rent
- Garage and parking
- Short walk to shop and bus stops
- Outside seating area with pleasant outlook



**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



Slades - Highcliffe 356 Lymington Road, Highcliffe, Christchurch, Dorset, BH1  
01425 277773 | [info@sladeshighcliffe.co.uk](mailto:info@sladeshighcliffe.co.uk)  
Website [www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

