

Flat 36, Marryat Court, Montagu Road,
Highcliffe, Christchurch, BH23 5JU

'Guide Price' **£200,000**



Bedrooms



Living



Bathroom



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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'A two double bedroom maisonette with a private entrance'

A WELL PRESENTED TWO DOUBLE BEDROOM MAISONETTE WITH A PRIVATE ENTRANCE, NEARBY GARAGE AND PARKING, AND WITH PRIVATE ACCESS TO THE CHEWTON BUNNY LEADING TO THE BEACH IN APPROX. 500 METRES. NO CHAIN.

Private front door, and stairs leading to the first floor landing where there is a storage cupboard and double doors leading to the accommodation.

The lounge/diner runs front to back with a dining area alongside the kitchen. It enjoys an east to west aspect enjoying both morning and afternoon/evening sun. There are large windows at both ends of the room with a pleasant, elevated outlook over the gardens.

The kitchen comprises a range of eye and base level units with cupboards and drawers. There is an inset sink and drainer unit, and integrated oven with hob, and space for a fridge, freezer, and washing machine.

Stairs lead to the first floor where you have the airing cupboard housing the water tank and providing further storage. There is access to the loft.

There are two double bedrooms, both with built in wardrobes and storage.

The tiled bathroom comprises a panelled corner bath with electric shower over, inset wash hand basin and WC. Obscured glazed window.

Outside

Marryat Court is set in communal landscaped gardens laid mainly to areas of lawn and set against a backdrop

of mature trees. From these gardens, a private resident's gate leads to a lovely walk onto the wooded Chewton Bunny - a chine providing pedestrian access to the beach.

A garage is conveyed with the property, and there is further casual parking.

Tenure and Maintenance

We understand the property has the balance of a 140 year lease from 1961.

We understand pets are allowed with consent from the freeholder.

We understand an annual maintenance charge is payable which amounts to approx. £1,490.

We understand an annual ground rent is payable which amounts to £250.

Council tax band C.



KEY POINTS

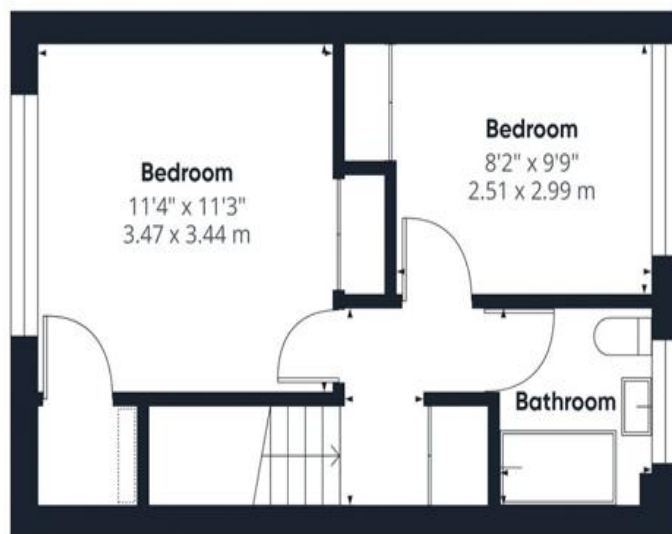
- Popular town centre development
- Private access to the Chewton Bunny and pathway directly to the beach
- Private entrance
- Two double bedrooms
- Lots of built in storage
- Garage and casual parking
- Well maintained gardens
- No chain



Ground Floor



Floor 1

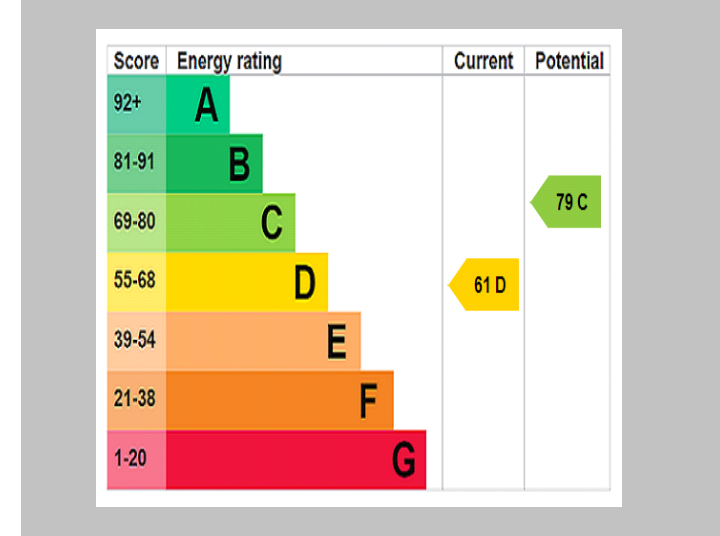


Floor 2



THE PROPERTY PROFESSIONALS

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