

Flat 6, Camelia, 19 Earlsdon Way,
Highcliffe, Christchurch, Dorset, BH23 5TB

Asking Price **£350,000**



Bedrooms



Living



Bathroom/WC



Parking/Garage



EST
1992

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'1000 sq. ft... A beautifully presented and modernised two bed flat'

A BEAUTIFULLY PRESENTED, EXTENSIVELY RENOVATED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH A SOUTH WEST FACING BALCONY AND A GARAGE. OVER 1000 SQ. FT. IN SIZE, WITH A LIFT AND STAIRS TO ALL FLOORS AND LOCATED A SHORT WALK FROM THE HIGH STREET AND BUS STOPS. SHARE OF FREEHOLD WITH A 175 YEAR LEASE.

Well maintained communal hallway with a lift and stairs to all floors.

Large entrance hall with space for units and with three storage cupboards, including one that can act as a utility space for the washing machine and tumble dryer.

Two large double bedrooms, both have built in or fitted wardrobes. The master bedroom also has fitted drawers and a dressing table.

There is a shower room with shower, wash hand basin and WC, and a further cloakroom with WC and wash hand basin. The cloakroom is large enough to become a second shower room if required, as many flats in the development have made this alteration. Both have an obscured glazed window.

The lounge diner is a large dual aspect room, has a wall of fitted storage and space for an electric fireplace. Sliding door lead to the south facing

balcony.

In the modern kitchen there is a range of eye and base level units with cupboards and drawers, as well as integrated appliances including a fridge, freezer, dishwasher, double oven, gas hob. and microwave. A cupboard houses the gas boiler, and a large serving hatch conveniently opens into the dining area.

Outside

The communal gardens are meticulously maintained. There is a large lawned area that has various established plants and shrubs throughout.

Each of the apartments in the development comes with a garage which is situated at the rear, there is also visitor parking.

Tenure and Maintenance

We understand the flat owns a share in the freehold with balance of a 199 year lease from 2003, therefore no ground rent payable.

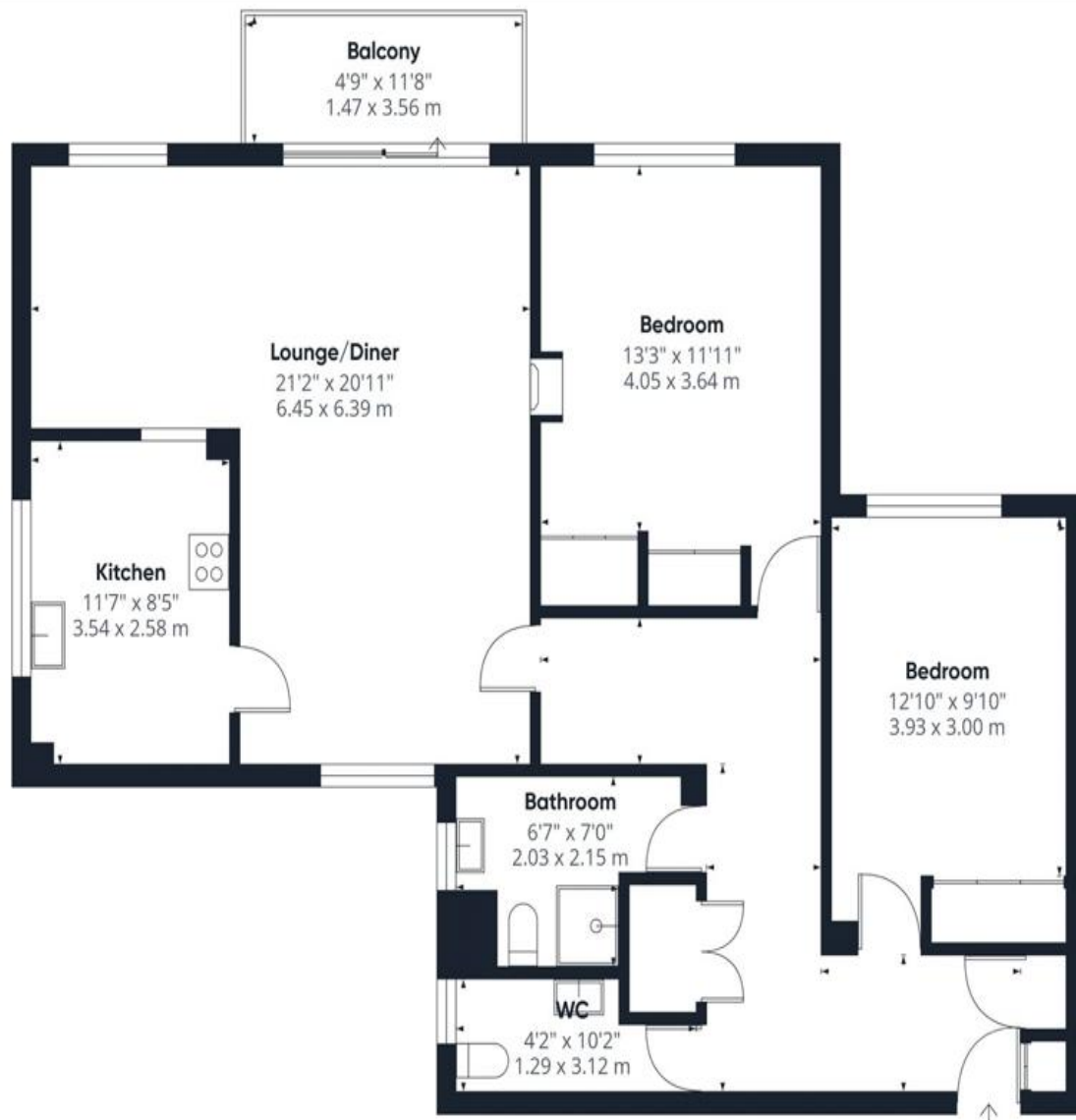
We understand there is an annual service charge of approx. £2,914.78.

The council tax band is band D.



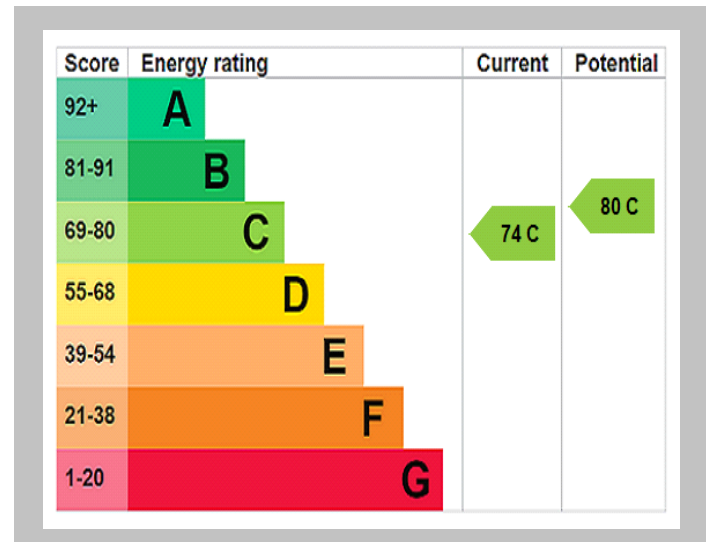
KEY POINTS

- Over 1000 sq. ft. in size
- South west facing balcony
- Two double bedrooms, both with fitted furniture
- Lift and stairs to all floors
- Plenty of storage throughout
- Two bathrooms
- Garage and additional casual parking
- Short walk to the High street



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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