Flat 28, Daniels Lodge 5-11, Montagu Road, Highcliffe, Dorset, BH23 5JT

Asking Price £219,950

2
Bedrooms

1
Living

1
Bathroom

Y
Parking



EST 1992

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‘A two double bedroom 2nd floor apartment in Daniels Lodge’

A TWO DOUBLE BEDROOM 2ND FLOOR APARTMENT IN DANIELS LODGE, AN OVER 60'S CHURCHILL ASSISTED LIVING DEVELOPMENT. HOUSE MANAGER, 24 CARELINE FACILITY, ONSITE PARKING, AND MUCH MORE. CLOSE TO LOCAL SHOPS AND BUS STOPS, AND A SHORT WALK TO HIGHCLIFFE BEACH.

Upon entry to Daniels Lodge you walk past the house managers office and into the resident’s lounge. Double doors into the hallway where you can access the resident’s laundry room. Stairs and lift lead to all floors.

In the entrance hall of the property are two storage cupboards.

There are two double bedrooms, the master has fitted wardrobes.

The shower room has large shower cubicle, a WC and a wash hand basin with vanity cupboard. Partly tiled walls and a towel rail.

The lounge diner has space for a dining table at one end, with a glass panelled single door leading into the kitchen.

The kitchen has a south facing window with a sea glimpse. A range of eye and base level units with cupboards and drawers. Integrated oven, hob, fridge and freezer.

Outside

Onsite parking is located at the rear of the development. A covered mobility scooter parking and charging area is also available.

Daniels Lodge is set in landscaped communal grounds laid to areas of lawn and incorporating shaped shrub beds and mature trees.

Tenure and Maintenance

We understand the property is Leasehold and has the balance of an original 125 year lease which commenced in approximately March 2005.

We understand an annual Maintenance Charge is payable which amounts to approximately £3,896.88. This includes the Careline facility, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, house manager and a contribution to the contingency fund.

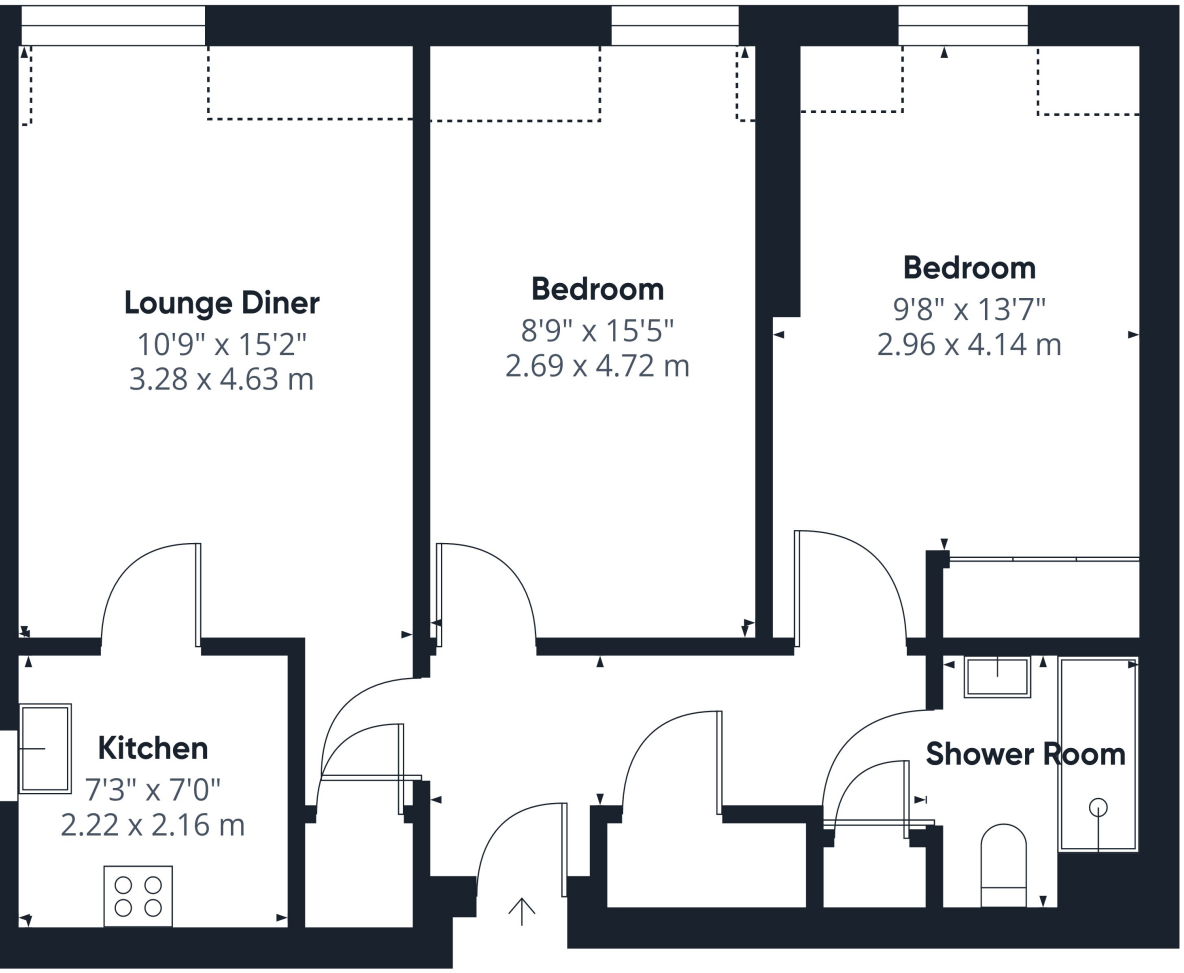
We understand there is an annual Ground Rent of approximately £1,060.68.

Council tax band D.



KEY POINTS

- 2nd floor apartment in over 60's development
- Two double bedrooms
- Southerly and westerly facing windows only
- Lift and stairs to all floors
- Lots of storage throughout
- 24 Careline facility and onsite house manager
- Short walk to the shops, bus stops, post office, and the beach







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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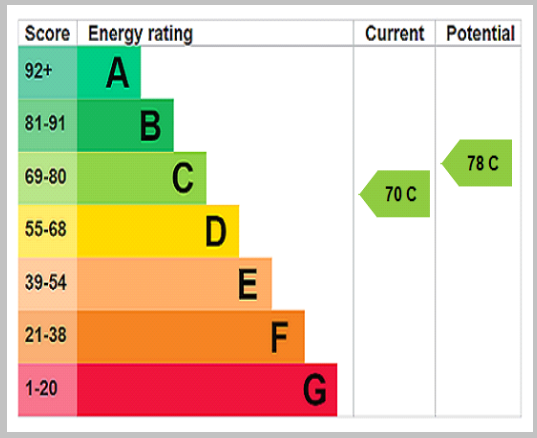












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