



2 Erinvale Place Lymington Road, Highcliffe, Dorset. BH23 5EB

£195,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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Set in an electric gated development with access directly onto the high street is this very spacious one bedroom town centre apartment benefitting from an allocated parking space and a Pet Friendly lease.



COMMUNAL ENTRANCE DOOR

Accessed via a secure entry phone system with stairs and lift to all floors. On the first floor a personal entrance door will be found for this property which in turn leads to the:

ENTRANCE HALL (10' 4" X 4' 2") OR (3.14M X 1.26M)

A spacious entrance with a double storage cupboard housing the electric consumer unit and meter as well as storage space. Further airing style cupboard with heater and slatted linen shelving. Recessed ceiling spotlights, wall mounted under floor heating thermostat.

LIVING/DINING ROOM (18' 3" X 10' 5") OR (5.57M X 3.18M)

A lovely and bright reception room with recessed ceiling spotlights, underfloor heating thermostat, power points, television point and cupboard housing the Gas fired Glow Worm combination boiler. Opening through to the:



KITCHEN (6' 5" X 7' 8") OR (1.95M X 2.34M)

Fitted with a good range of base and wall mounted cupboard and drawer units in a Cream high gloss finish with areas of laminate wood effect Butchers Block style work surface over. Inset four burner NEFF gas hob with double oven beneath and filter extractor canopy with lighting over. Inset one and a half bowl stainless steel sink unit with drainer adjacent and mixer tap over. Cupboard with space to house a small tall standing fridge/freezer. Integrated Washer/dryer.

BEDROOM (14' 9" X 9' 9") OR (4.50M X 2.96M)

Measurement to front of wardrobes. UPVC double glazed window to front, recessed ceiling spotlights, fitted wardrobes with hanging space and shelving. Underfloor heating thermostat. Double power points, television point.



BATHROOM

Fitted with a contemporary three piece suite comprising panel enclosed bath with mixer tap and independent shower fittings over, glazed screen adjacent, inset wash hand basin with vanity unit beneath and hidden cistern style low level flush WC with vanity units adjacent. Chrome wall mounted ladder style towel radiator, recessed ceiling spotlights, part tiled walls and tiled floor.

ALLOCATED PARKING SPACE

The property benefits from an allocated parking space found within the confines of the development.

LEASEHOLD & MAINTENANCE FEES

The property enjoys the benefit of the remainder of a 125 year lease from 2009 with an annual maintenance charge of approximately £1900 per annum and a Ground Rent of £250.

DIRECTIONAL NOTE

From our office turn right and approximately 30 metres down the road you will find Erinvale Place.



PLEASE NOTE

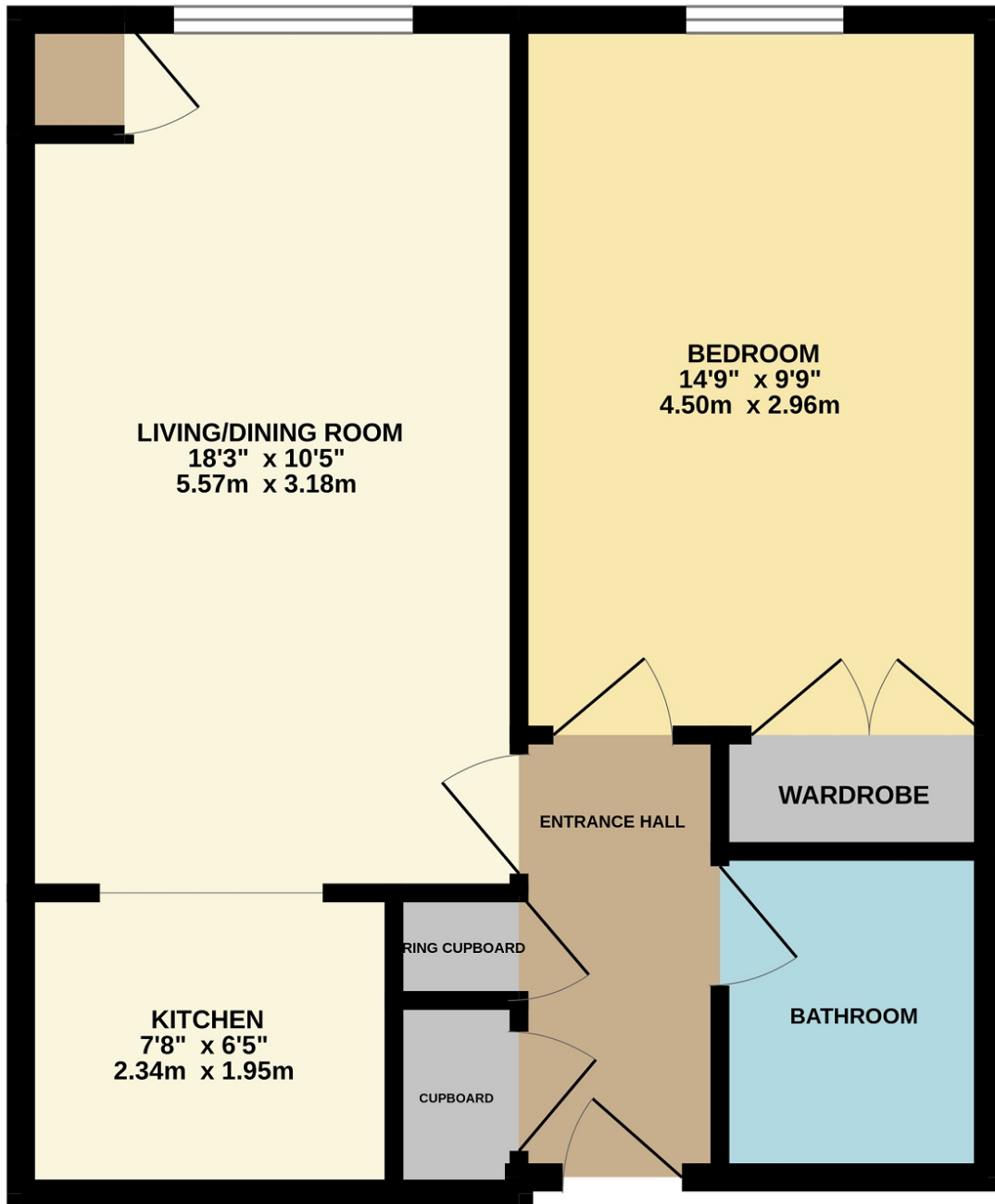
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

EPC RATING

The EPC rating for this property is C77



GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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