



**336a Lymington Road, Highcliffe, Dorset. BH23 5EY**

**£195,000**



**Ross Nicholas & Company Limited**

**334 Lymington Road, Highcliffe,**

**Dorset, BH23 5EY**

**01425 277 777**





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**£195,000**

**\*EXTENDED LEASE UPON COMPLETION\* NO CHAIN \*A well located, redecorated and re-carpeted First Floor apartment situated in the High Street amongst the facilities and amenities of Highcliffe yet within a few minutes stroll of the beaches and cliff top and around 1/2 mile to the local Primary School. This is an ideal first time buy, lock up and leave holiday home or buy to let investment and is offered with no forward chain and a lease extension upon Completion.**



## ENTRANCE HALL

Situated at First Floor level and accessed via a set of external steps with handrail. UPVC opaque double glazed entrance door leads into the hallway, two ceiling light points, two wall mounted panelled radiators, doors to all rooms. Double width storage cupboard.

## LIVING ROOM (14' 11" X 15' 11") OR (4.55M X 4.86M)

A lovely and bright South facing room having a lovely aspect over the High Street to the front via large UPVC double glazed windows. Wall mounted electric consumer unit and meter adjacent. Ceiling light point. Feature alcove style display shelving, some with LED lighting over. Wall mounted panelled radiator, power points and satellite connection point.

## KITCHEN (11' 1" X 12' 3") OR (3.38M X 3.74M)

Fitted with a range of base and wall mounted units with areas of laminate roll top work surface over. Inset composite one and half bowl sink unit with drainer adjacent and mixer tap over. Inset four ring ceramic hob with fan assisted oven adjacent. Space and plumbing for washing machine and space for tall standing fridge/freezer. Inset LED ceiling spotlights, UPVC double glazed window to rear. Breakfast bar space for two persons. Part tiled walls and tiled splash back.

## BEDROOM 1 (12' 9" X 11' 11") OR (3.89M X 3.62M)

Situated to the rear of the property, ample wall space for fitted or freestanding bedroom furniture, wall light points, wall mounted panelled radiator, double power points.

## BEDROOM 2 (12' 9" X 8' 5") OR (3.89M X 2.56M)

Situated to the side of the property and benefitting from a large UPVC double glazed window to the side aspect, built in cupboard housing the Worcester Gas fired combination boiler with hanging rail and shelving over. Ceiling light point, power points, wall mounted panelled radiator.

## SHOWER ROOM

Fitted with a wide shower cubicle with shower head over, pedestal wash hand basin with tiled splash back and surround, low level flush WC, wall mounted panelled radiator, ceiling light point, UPVC opaque double glazed window to side.

## OUTSIDE

There are no grounds associated with the property.

## LEASEHOLD & MAINTENANCE FEES

We believe the Ground Rent, Service Charge and Insurance contribution amount to around £800 per annum and we do understand that the sale of the property will coincide with a Lease extension of 90 years on top of the current lease term of around 75 years remaining.

## DIRECTIONAL NOTE

From our office proceed down the High Street towards the traffic lights and take the left turn down the tunnel next to SOS shoe repairs and carry on around the back to the left where the entrance to the property will be found.

## 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.

## TENURE

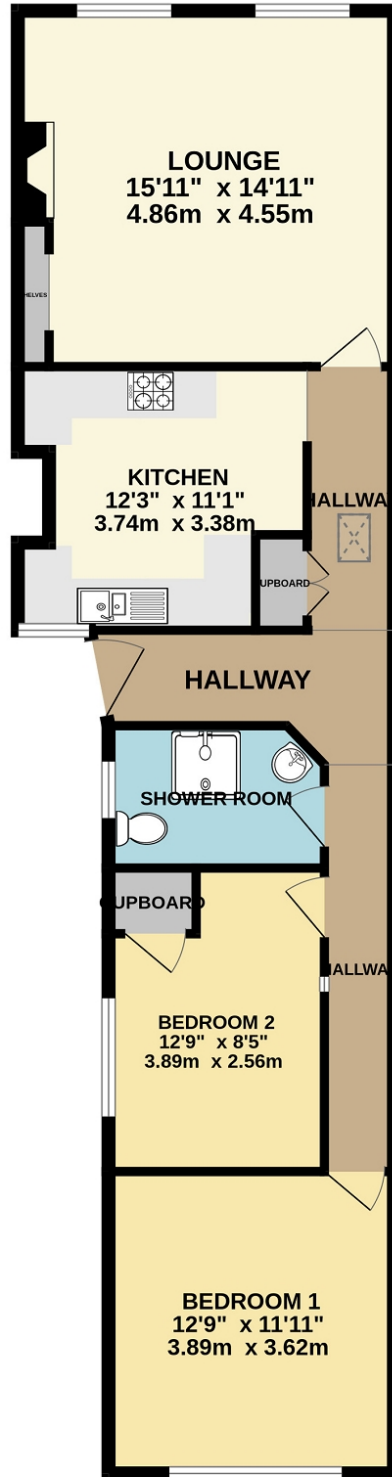
The resale tenure for this property is Leasehold

## EPC RATING

The EPC rating for this property is E53



1ST FLOOR  
825 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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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