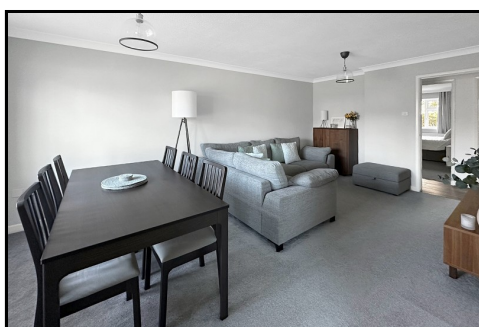
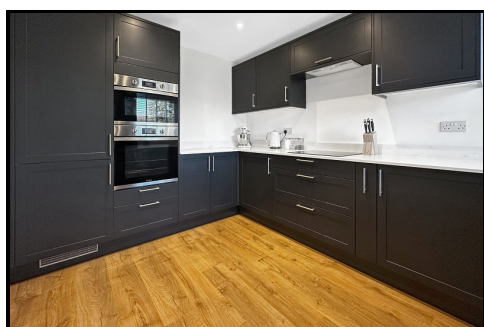




3 Saulfland Place, Highcliffe, Dorset. BH23 4QP

£259,950



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

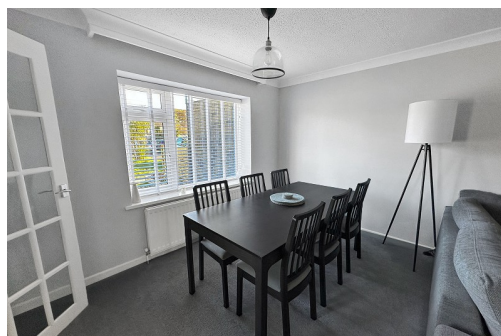




3 Saulfland Place, Highcliffe, Dorset. BH23 4QP

£259,950

A superb Ground Floor two double bedroom apartment which has been the subject of refurbishment throughout and now comprises spacious and modern accommodation combined with the benefit of a Share of Freehold tenure, well maintained communal gardens and a garage in the block behind. Viewing of this stunning property is urged to fully appreciate the quality of the accommodation on offer.



UNDER COVER ENTRANCE

Outside ceiling light, UPVC double glazed door provides access to:

ENTRANCE HALL

LED ceiling downlight, wall mounted electric consumer unit, Oak effect laminate wood flooring, door provides access to kitchen and multi-glazed door provides access to:

KITCHEN (11' 7" X 8' 11") OR (3.53M X 2.73M)

Recently fitted with an excellent range of dark navy blue fronted cupboard and drawer units with areas of Quartz veined work top over. Inset stainless steel sink unit with drainer engraved and mixer tap over. Inset Indesit four ring ceramic hob with concealed extractor over and eye level Indesit oven with combi/microwave over adjacent. Integrated fridge/freezer and washing machine. Cupboard housing the Glow Worm Gas fired combination boiler. Numerous inset LED ceiling spotlights, Oak effect laminate wood flooring, UPVC double glazed window to front.



LIVING/DINING ROOM (19' 4" X 11' 7") OR (5.89M X 3.52M)

A fantastic sized room, lovely and bright with two ceiling light points, large UPVC double glazed window facing front aspect with double panelled radiator beneath. Telephone point, TV aerial point, provision for wall hung television, multi-glazed door provides access to:



INNER HALLWAY

Ceiling light point, good sized storage cupboard, doors to all other rooms.

BEDROOM 1 (15' 5" X 8' 11") OR (4.71M X 2.72M)

UPVC double glazed window overlooking private green to the rear, radiator, ceiling light point, telephone point, power points, built-in wardrobe with hanging rail and fitted shelf within.

BEDROOM 2 (15' 5" MAX X 9' 5" MAX) OR (4.71M MAX X 2.86M MAX)

Ceiling light point, UPVC double glazed window facing rear aspect with double panelled radiator with independent thermostat, built-in wardrobe with hanging rail and shelf within.



BATHROOM

Recently refitted with a fantastic suite comprising P-shaped panel enclosed bath with waterfall mixer tap over and independent shower fittings above with rainforest shower head and personal hand shower attachment. Glazed screen adjacent and tiled enclosure. Inset wash hand basin with water fall mixer tap and Butcher's Block style plinth with vanity unit beneath and low level flush WC adjacent. Inset LED ceiling spotlights.

GARAGE

Situated in the block behind the development on the far right hand side with metal up and over door.

OUTSIDE

The property sits in communal grounds laid mainly to lawn with a communal drying area and parking spaces at the end of the garage block for the residents and their visitors.

LEASEHOLD & MAINTENANCE FEES

The property benefits from a Share of Freehold tenure with the balance of a 189 years lease with around 145 years remaining and a peppercorn ground rent. Maintenance is payable quarterly and is currently around £150 each time totalling around £600 per annum.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West and continue through the village and turn right into Castle Avenue which then leads into Hinton Wood Avenue. Turn left on reaching Carisbrooke Way which then leads into Moonrakers Way and in turn leads into Smugglers Lane North, Saulfland Place will be found shortly on the left.

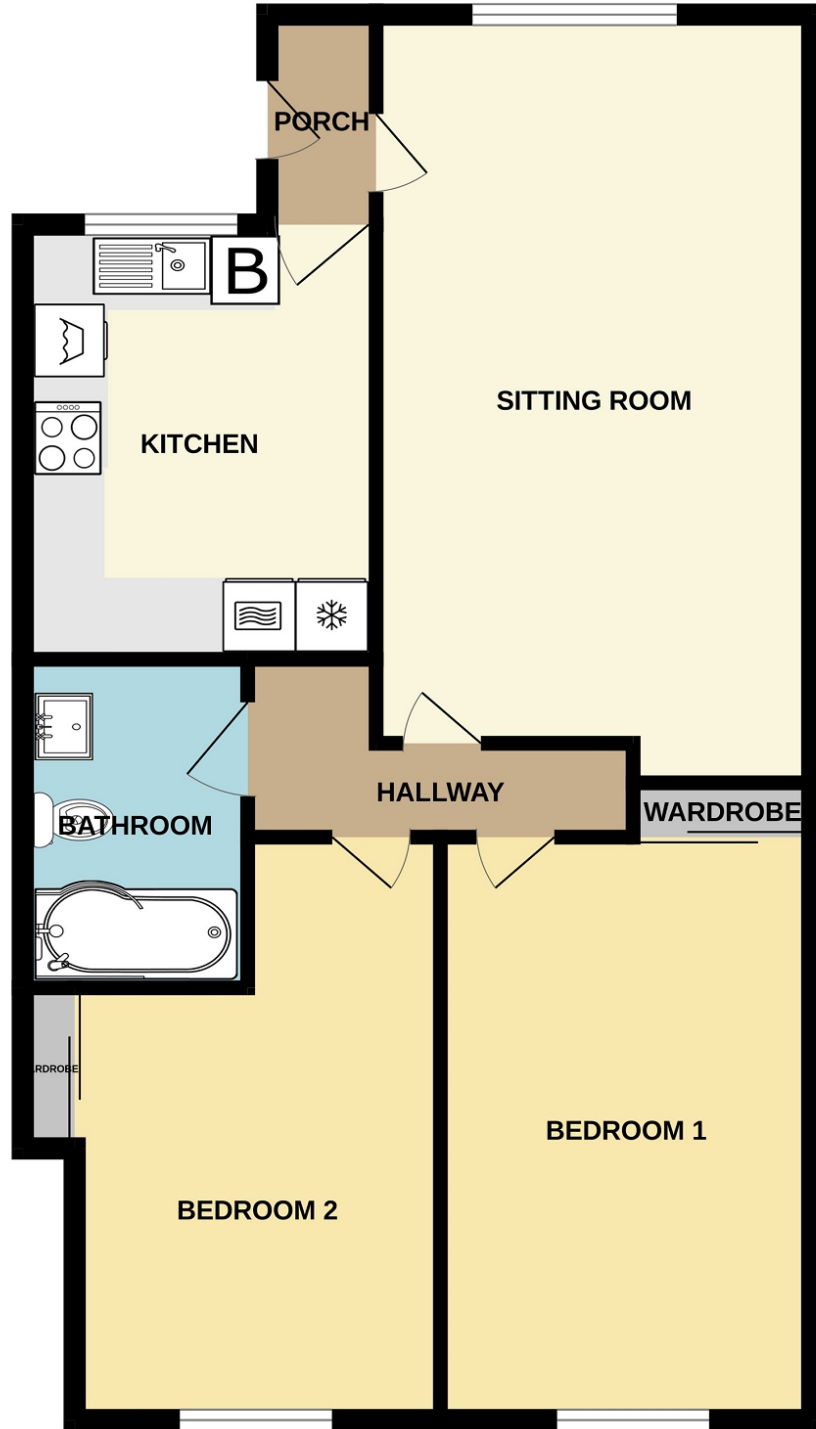
PLEASE NOTE

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 C75

GROUND FLOOR
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.4 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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Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe, Dorset, BH23 5EY
01425 277 777
highcliffe@rossnicholas.co.uk

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.