



3 Poplar Court, Montagu Road, Highcliffe, Dorset. BH23 5JX

£1,050 Monthly



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 625 500





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A well presented two double bedroom first floor flat situated in a highly desirable location betwixt the beach and the village amenities. Available from mid December 2023



COMMUNAL ENTRANCE HALLWAY

Accessed via UPVC double glazed door, stairs rising to first floor. Personal entrance door to Flat 3.

ENTRANCE HALLWAY

Storage cupboards with shelving and hanging. Electric fusebox and meter. Airing cupboard with hot water cylinder and slatted linen shelving. Access to roof space via hatch with newly fitted loft ladder. Ceiling light point, power point, central heating thermostat, wall mounted panelled radiator. Multi paned glazed door leads to:

LIVING/DINING ROOM (0' 0" X 0' 0") OR (0.00M X 0.0M)

17'8 x 12'1

Large UPVC double glazed window overlooking communal grounds to the front, large UPVC double glazed sliding door leading to the Juliette balcony. Power points, ceiling and wall light points. Wall mounted double panelled radiators. Telephone point. Television point. Door leads to:

KITCHEN

9'9 x 9'4

Fitted with a good range of base and wall mounted cupboard and drawer units with areas of laminate roll top work surface over. Inset Stoves New Home four burner Gas hob with matching Gas oven beneath and concealed filter extractor canopy over. Inset one and half bowl stainless steel sink unit with mixer tap and drainer adjacent. Large UPVC double glazed window to rear. Space for tall standing fridge/freezer. Washing machine. Ceiling light point. Power points. Floor mounted Ideal Gas fired boiler serving domestic central heating and hot water systems. Part tiled walls and tiled splash backs. Storage cupboard with shelving. Vinyl flooring.

BEDROOM ONE

12'2 x 11'9

Large UPVC double glazed window to front. Wall mounted panelled radiator. Fitted wardrobe with hanging rail and shelving over, further storage cupboard above. Power points. Telephone point. Ceiling light point.

BEDROOM TWO

12'3 x 9'3

UPVC double glazed window to rear. Power points. Ceiling light point. Wall mounted panelled radiator. Space for freestanding bedroom furniture.

BATHROOM

Fitted with a White three piece suite comprising panel enclosed bath with mixer tap and wall mounted hand shower attachment, pedestal style wash hand basin, low level flush WC. Wall mounted panelled radiator. UPVC opaque double glazed window to rear. Ceiling light point. Part tiled walls. Wall mounted medicine cabinet with mirror fronted doors.

OUTSIDE

The property sits amongst well tended communal gardens laid mainly to lawn with concrete paved pathways leading to the communal areas. There is communal car parking to the rear and space for the residents bin storage. Immediately adjacent to this is access to:

THE GARAGE

Metal up and over door and situated third in the block.

DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction and at the main central traffic lights turn right into Waterford Road. Take the turning on the left into Montagu Road where Poplar Court can be found on your left hand side and the flat is numbered.

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.

DEPOSIT INFORMATION

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

TENURE

The resale tenure for this property is

EPC RATING

The EPC rating for this property is E52





TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Lyminster Road, Highcliffe, Dorset, BH23 5EY
01425 277 777
highcliffe@rossnicholas.co.uk

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