



334a Lymington Road, Highcliffe, Dorset. BH23 5EY

£1,100 Monthly



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 277 777





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Located in the heart of Highcliffe Village this two double bedroom flat benefits from allocated parking bay, own private rear entrance, gas fired heating, UPVC double glazing. Not suitable for children. Available early March 2024.



OUTSIDE WALL LANTERN

Multi-glazed door with letter box provides access to ground floor entrance. Coved and textured ceiling, enclosed ceiling energy efficient light, smoke detector, electric thermostatic heater, power point and half turn staircase provides return access to first floor landing.

FIRST FLOOR LANDING

Smoke detector, enclosed ceiling light with battery back-up, radiator, Drayton central heating thermostat, double glazed window facing rear aspect, door provides access to airing cupboard with slatted shelving within, access to loft via roof hatch, loft benefits from window to end gable providing generous storage space and is insulated. Door provides access to:

SITTING ROOM/DINING ROOM (18' 2" X 11' 10") OR (5.53M X 3.60M)

Coved and textured ceiling, two ceiling downlights, UPVC double glazed window facing front High Street scene with fitted blind, double panel radiator beneath, power points, telephone point, additional single panel radiator, Sky connection point, TV aerial point.

KITCHEN (9' 2" X 8' 0") OR (2.79M X 2.44M)

Coved and textured ceiling, three ceiling downlights, UPVC double glazed window overlooking rear aspect, fitted Manrose extractor, new wall mounted Baxi gas fired combination boiler, comprehensive range of eye level and floor mounted kitchen units with stainless steel sink with single drainer, space for upright fridge/freezer, floor standing electric cooker with oven and grill, space and plumbing for automatic washing machine, space for tumble dryer, radiator, Vinyl effect flooring.

BEDROOM 1 (18' 2" MAX X 11' 10") OR (5.53M MAX X 3.61M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing front aspect, double panel radiator, power points, TV aerial point, access to safety trip consumer unit, free standing Pine wardrobe.

BEDROOM 2 (12' 8" MAX X 12' 6" MAX) OR (3.85M MAX X 3.81M MAX)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing rear aspect, double panel radiator, power points, fitted wardrobes to one wall with mixture of shelving and hanging space within.

BATHROOM

Ceiling light point, white suite comprising panel enclosed bath with twin hand grips with chrome effect mixer tap and shower attachment above. Glazed shower screen, low level WC, pedestal wash hand basin with mirror, strip light and shaver socket above. Double glazed window to side aspect, heated ladder style towel rail and convector heater. Ceiling extractor, Vinyl effect flooring, part tiled walls.

OUTSIDE

Accessed from Lymington Road private drive provides access to rear car park to offices of Ross Nicholas & Company where an allocated bay can be seen close to the property.

FLOOR PLAN

All measurements wall doors windows fittings and appliances their sizes and location are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller, or Ross Nicholas & Company.

VIEWING ARRANGEMENT'S

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

The flat is situated over Ross Nicholas & Company office in Highcliffe.

VISIT OUR WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

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.

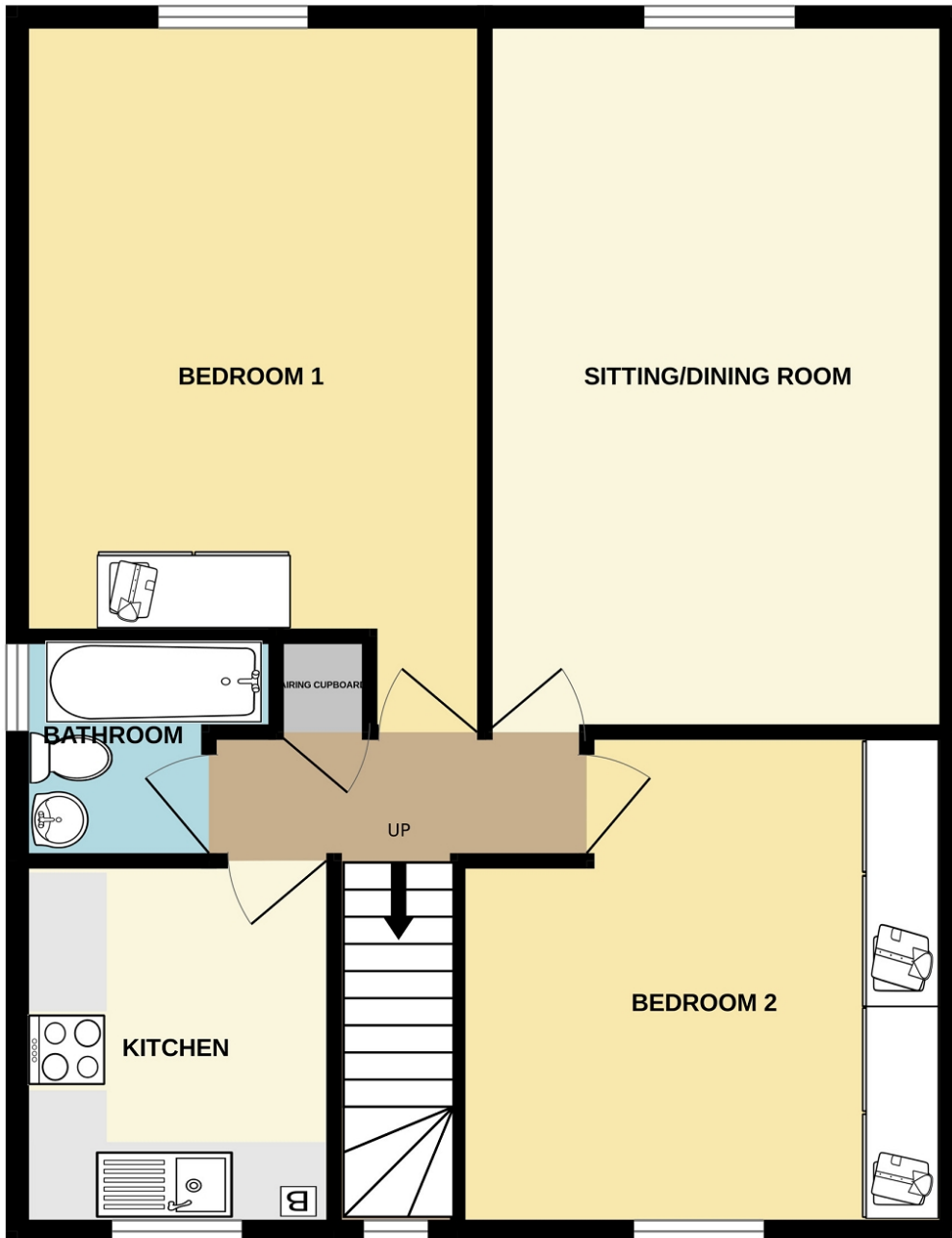
DEPOSIT INFORMATION

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.

EPC RATING

The EPC rating for this property is D59

FIRST FLOOR
728 sq.ft. (67.7 sq.m.) approx.



ROSS NICHOLAS & COMPANY

TOTAL FLOOR AREA: 728 sq.ft. (67.7 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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