



27 Daniels Lodge, Montagu Road, Highcliffe, Dorset. BH23 5JT

£229,950



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





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A superb two double bedroom top floor apartment situated in the ever popular Daniels Lodge development situated between the main High Street and facilities and the Cliff Top and Beaches. The property will be sold with vacant possession and is restricted to purchasers over the age of 60. Viewing of this excellent retirement home comes strongly recommended.



COMMUNAL ENTRANCE

Accessed via a secure entry phone system in turn leading through the Communal Residents Lounge area with stairs and lift to all floors.

ENTRANCE HALL

a welcoming reception space with large airing cupboard housing the Pulsacoil electric water heater which has been recently fitted with slatted shelving and light point, additional storage cupboard housing the electric meter and consumer unit. A multi-paned glazed door leads into the:

LIVING/DINING ROOM (15' 3" X 10' 8") OR (4.66M X 3.24M)

plus door recess of 1.2m. A lovely bright room with UPVC double glazed window to the side aspect, large Dimplex wall mounted electric radiator, television point, ceiling light point, double power points, large storage cupboard with shelving. Door to the:

KITCHEN (7' 1" X 7' 4") OR (2.17M X 2.24M)

Fitted with a good range of base and wall mounted cupboard and drawer units with areas of laminate roll top work surface over. integrated appliances include a four ring electric ceramic hob with filter extractor canopy over and eye level electric fan assisted oven adjacent, integrated under counter fridge and freezer. Inset stainless steel sink unit with drainer adjacent and mixer tap over. UPVC double glazed window to rear, ceiling light point, power points. Vinyl wood effect flooring. Wall mounted Dimplex fan heater.

BEDROOM 1 (15' 5" X 9' 11") OR (4.71M X 3.02M)

UPVC double glazed window to side aspect, built in wardrobes with mirror fronted sliding doors housing hanging space and shelving, wall mounted electric night storage heater, double power points, ceiling light point. Telephone and television points.

BEDROOM 2 (15' 7" X 9' 1") OR (4.76M X 2.77M)

UPVC double glazed window to side, ample space for fitted or freestanding bedroom furniture, ceiling light point, power points, wall mounted electric heater.

SHOWER ROOM

Refitted in a modern style with walk-in shower enclosure with chrome Aqualisa fittings, large wall mounted wash hand basin with vanity unit beneath and low level flush WC. aqua panel wall covering and carpeted flooring. Wall mounted chrome ladder style towel radiator and Dimplex wall mounted fan heater. Ceiling light point and wall mounted LED light point over the sink.

COMMUNAL FACILITIES

Churchill Retirement Living are renowned for the quality of their developments and the facilities that are provided for their residents. Daniels Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the on site Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Daniels Lodge's manager, Jayne, is on hand throughout the day to support the residents and keep the development in perfect shape. Jayne arranges many regular events in the Owners' Lounge from coffee mornings to games afternoons. For any visiting guests, the furnished twin guest suite is perfect and available for a reasonable sum per night for friends and family. There is also a Communal Laundry facility situated on the Ground Floor adjacent to the Residents Lounge.

LEASEHOLD & MAINTENANCE FEES

The property benefits from the balance of a 125 year lease from 2005 with an annual maintenance charge payable along with Ground Rent. These payments are split across two bi-annual payments which currently is approximately £1870.00. The service charge covers the Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance and lift maintenance, lodge manager and a contribution to the contingency fund.

DIRECTIONAL NOTE

From our office in Highcliffe proceed to the main traffic lights and turn right into Waterford Road taking the third turning left into Montagu Road. Daniels Lodge will then be found on the right hand side.

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.

SERVICES

This property has the following services:

TENURE

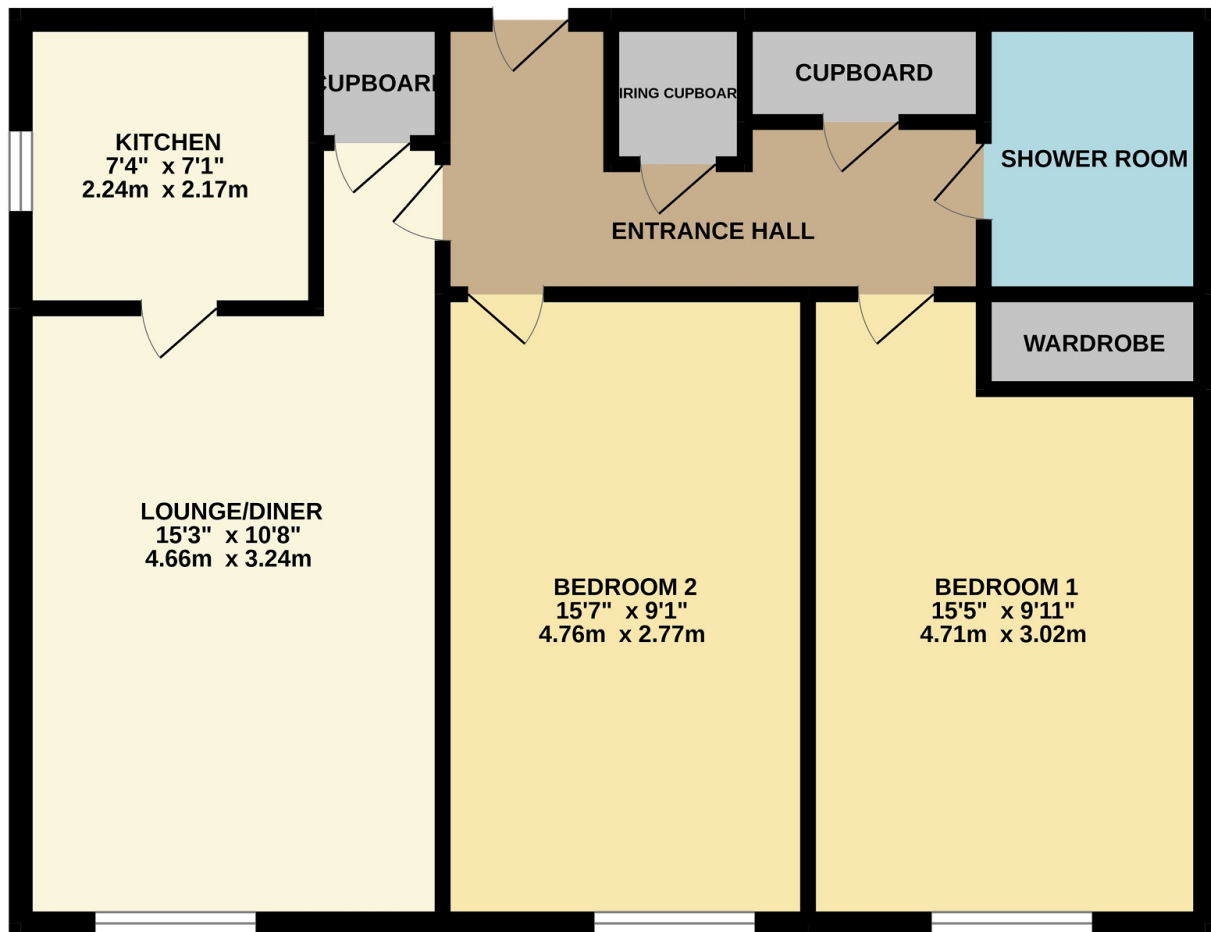
The resale tenure for this property is Leasehold

EPC RATING

The EPC rating for this property is C78



GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.2 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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