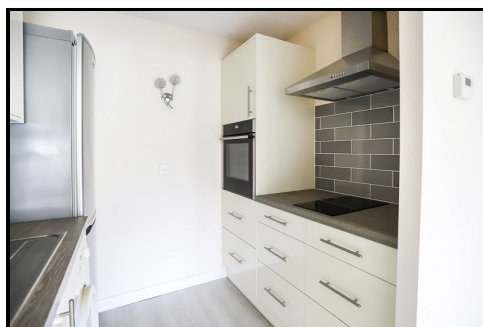




51 Homecliffe House Lymington Road, Highcliffe, Dorset. BH23 5HG

Offers In Region Of £100,000



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





51 Homecliffe House Lymington Road, Highcliffe, Dorset. BH23 5HG

Offers In Region Of £100,000

An updated one double bedroom Ground Floor apartment set in this popular block for persons over the age of 55 within easy walking distance of the main shopping and High Street facilities and beaches just beyond. The property has previously been well renovated and has a recent Kitchen and was re-carpeted and redecorated in recent years. The property also enjoys the benefit of an extended Lease.



COMMUNAL ENTRANCE

Controlled by secure entry phone system. Personal door provides access into the:

ENTRANCE HALL

Redecorated and re-carpeted in recent years, ceiling light point, power point and wall mounted Careline System. There is a large storage cupboard with slatted shelving, electric meter with consumer unit adjacent.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

A well proportioned living space with a large UPVC double glazed window and patio door to the side, three wall mounted light points, double panelled radiator, TV aerial point, gas fired combination boiler, telephone point and power points.

KITCHEN CONTD.

Fitted with a range of modern wall and base mounted cupboards and drawers with areas of laminate work surface in part to two walls. Inset stainless steel sink with mixer taps over and drainer adjacent, integrated Bosch slimline dishwasher, inset two ring Smeg induction hob and an integrated eye level NEFF electric fan assisted oven with hide and slide door. There is also space and plumbing for a washer/dryer and an upright fridge/freezer.

BEDROOM 1

A good sized double bedroom with a UPVC double glazed window to the side, wall mounted light point, newly fitted carpets, fitted wardrobes with a hanging rail and shelving above, double panelled radiator and power points.

SHOWER ROOM

A matching white suite comprising low level flush WC, wall mounted pedestal wash hand basin and walk-in shower cubicle with Mira shower attachment over. Wall mounted light point, extractor fan, double panelled radiator, shaver point, mirrored bathroom cabinet and Vinyl flooring.

RESIDENTS FACILITIES

A residents lounge is situated on the Ground Floor with access onto the communal gardens and providing ample seating and tables for events that are held. A calendar of events is available for the residents. There are also communal laundry facilities situated on the ground floor as well as a guest suite that can be booked with the House Manager for £25 per night.

OUTSIDE

The property is set in beautifully maintained communal gardens laid mainly to lawn with mature shrub and plant beds interspersed but with an extensive paved patio immediately adjoining the communal residents lounge. There is also a communal drying area with rotary lines.

CAR PARKING

There is a large tarmac parking area to the front of the building specifically for residents although this is on a first come first serve basis. To the side of this is a visitors parking area. There is a communal electric mobility scooter and cycle store adjacent.

DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction going over the central traffic lights. Continue along for around 1/2 mile where Homecliffe House will be found on the left hand side and is named.

LEASEHOLD & MAINTENANCE FEES

The property enjoys the benefit of an extended lease with around 96 years unexpired. Maintenance is payable bi-annually and totals £3112.04 and Ground Rent is payable bi-annually and is currently set at £782.55 for the year.

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

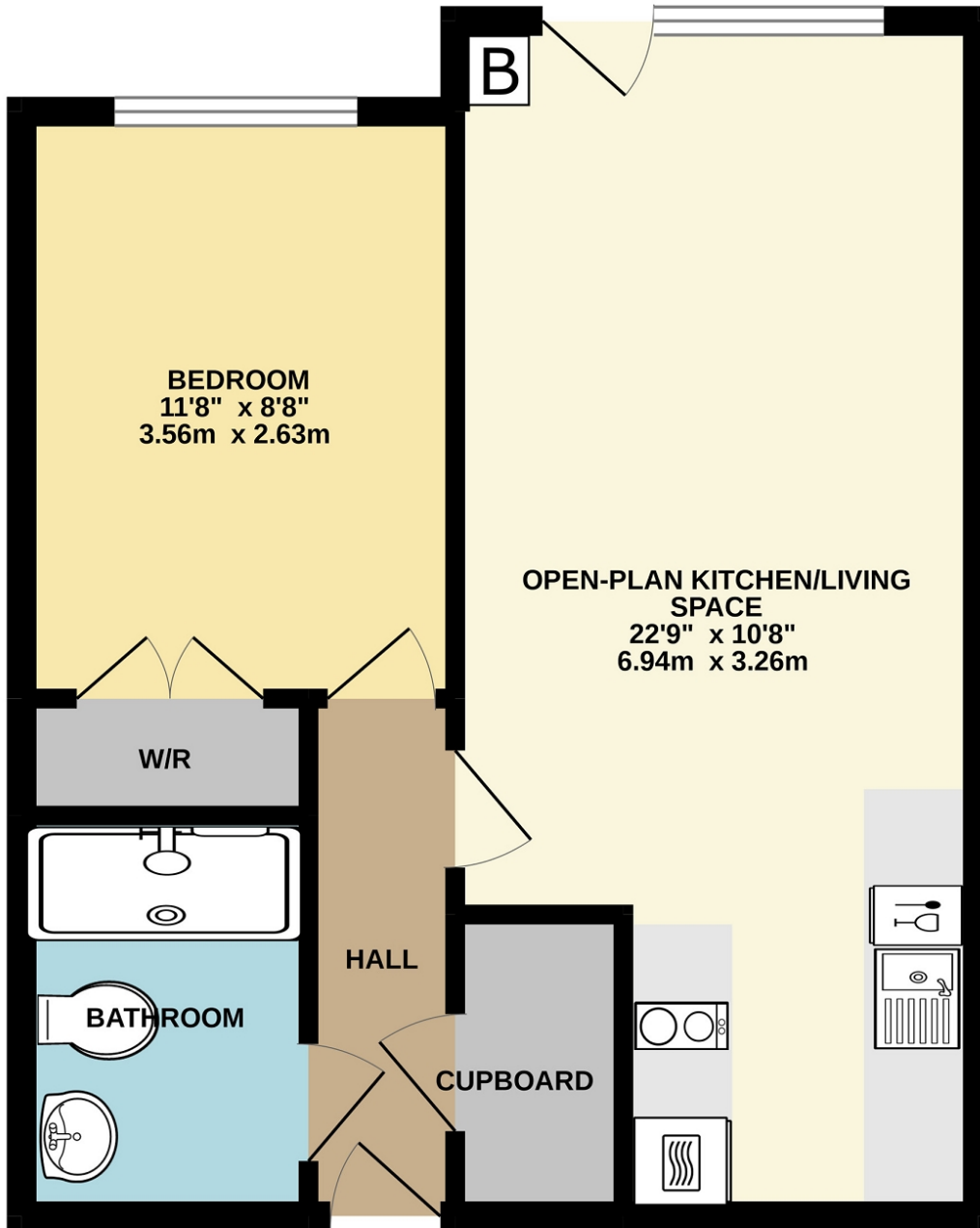
The resale tenure for this property is Leasehold

EPC RATING

The EPC rating for this property is C79



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 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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