



**Flat 4 Magnolia House Stuart Road, Highcliffe, Dorset. BH23 5JS**

**£250,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
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## **Flat 4 Magnolia House Stuart Road, Highcliffe, Dorset. BH23 5JS**

**£250,000**

A recently updated two double bedroom FIRST FLOOR apartment situated in a well appointed block of just five properties. This stunning apartment benefits a communal LIFT to all floors, spacious living accommodation and an en-suite shower room to the master bedroom. The property is located within a short level walking distance to the High Street and beaches and is conveyed with an allocated parking space and the balance of a 125 year lease (108 years remaining)



## COMMUNAL ENTRANCE

## LIFT AND STAIRS RISE TO THE:

## FIRST FLOOR LANDING

## ENTRANCE HALL

Accessed via a solid wooden front door. Three ceiling light points, telephone entry system, storage cupboard with slatted shelving, wall mounted double panelled radiator and power points.

Doors off to all accommodation.

## SITTING ROOM/DINING ROOM

A generous and well proportioned dual aspect living space with a feature UPVC double glazed bay window to the front and double glazed window to the side. Two ceiling light points, telephone point, two wall mounted double panelled radiators, television aerial point, two wall light points and power points.

## KITCHEN

Fitted with a modern range of base and wall mounted cupboards and drawer units, with areas of laminate roll top work surface in part to three walls. Inset stainless steel sink with mixer tap over and drainer unit adjacent. Integrated appliances include: Fridge/Freezer, slimline Dishwasher, Washing Machine and electric fan assisted under counter Oven. Inset four ring gas hob with stainless steel filter extractor over. UPVC double glazed window to the side, inset ceiling spotlights, under cupboard lighting, wall mounted double panelled radiator, part tiled walls and vinyl flooring.

## BEDROOM 1

A bright and airy space with two UPVC double glazed windows to the front. Ceiling light point, wall mounted double panelled radiator, TV aerial socket, Cookes fitted bedroom furniture and power points.

Door to the:

## EN-SUITE SHOWER ROOM

Fitted with a modern, matching white suite, comprising of low level flush WC, pedestal wash hand basin with mixer tap over and a large shower cubicle with chrome shower attachment over. Inset ceiling spotlights, tiled walls, wall mounted chrome ladder style radiator, Mirror with light function, shaver point and vinyl flooring.

## BEDROOM 2

Dual aspect room with UPVC double glazed windows to the front and side. Ceiling light point, wall mounted double panelled radiator, telephone point and power point.

## BATHROOM

Fitted with a matching suite comprising of low level flush WC, pedestal wash hand basin with mixer tap over and a panel enclosed bath with hand shower attachment. Obscured UPVC double glazed window to the side. Inset ceiling spotlights, wall mounted ladder style radiator, tiled walls, mirror with light function, shaver point and vinyl flooring.

## COMMUNAL CAR PARKING

The property is conveyed with one allocated parking space and there is also a couple of visitors parking bays on site.

## LEASEHOLD & MAINTENANCE FEES

We believe that the lease has around 108 years unexpired with an annual ground rent of £250 and a maintenance charge of around £2,400 per annum.

## DIRECTIONAL NOTE

From our office in Highcliffe, proceed east along the Lymington Road. Continue straight ahead, passed the traffic lights. Then the property will be found on the corner of Stuart Road 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.

## TENURE

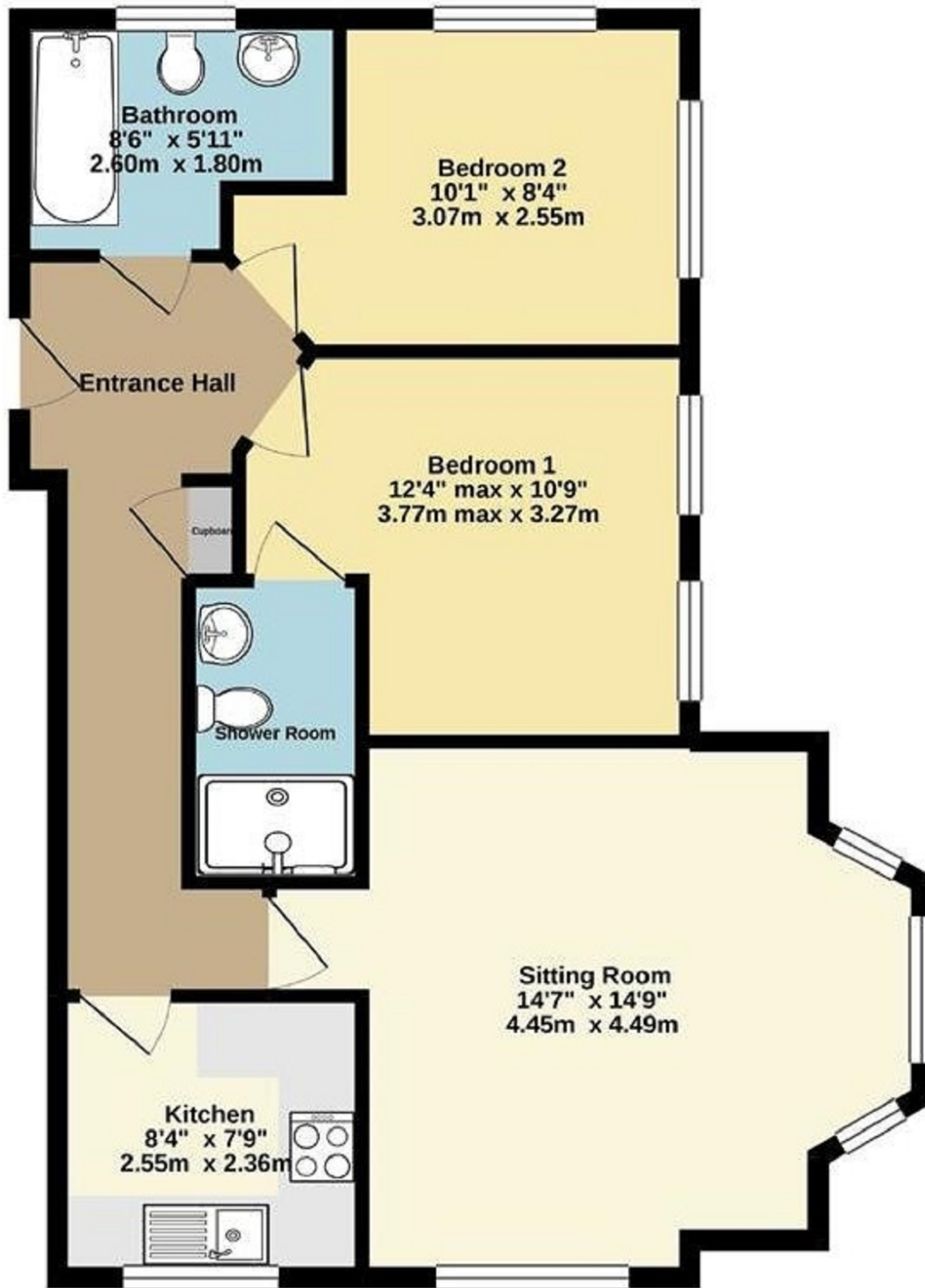
The resale tenure for this property is Leasehold

## EPC RATING

The EPC rating for this property is







TOTAL FLOOR AREA : 684 sq.ft. (63.5 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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