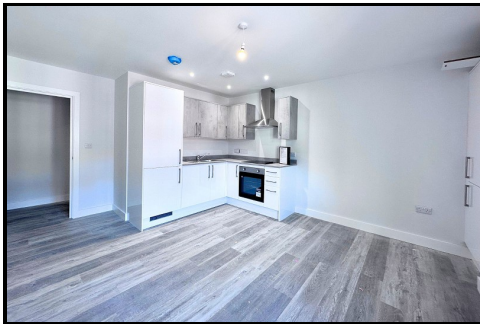




**Apartment 10 Aris House, Lymington Road, Highcliffe, Dorset. BH23 5HE**

**From £175,000**



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

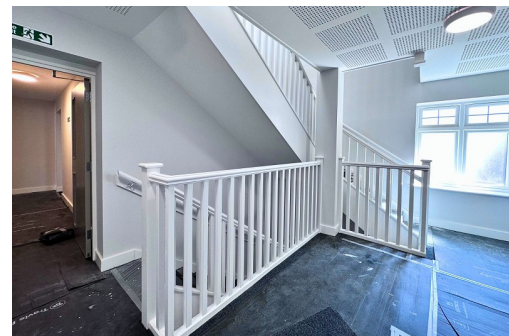
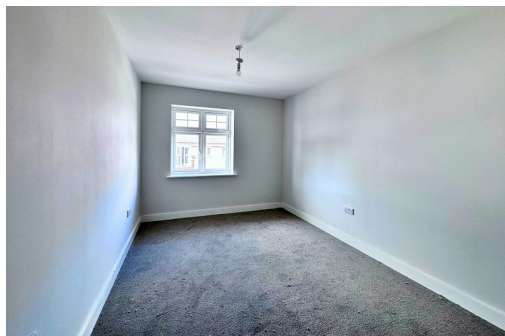




## **Apartment 10 Aris House, Lymington Road, Highcliffe, Dorset. BH23 5HE**

**From £175,000**

Introducing Aris House... A simply stunning collection of 15 one and two bedroom brand new apartments, centrally located in a landmark position on the bustling Highcliffe High Street. These premium properties will benefit underfloor heating, a passenger lift to all floors, stylish kitchen and bathrooms and some units will include allocated parking.



## COMMUNAL ENTRANCE

Accessed off the Gordon Road side of the building with telephone entry system. Lift provides access to all floors.

## 2ND FLOOR LANDING

### ENTRANCE HALL

Cloaks cupboard providing storage, doors off to all principle rooms.

### OPEN PLAN KITCHEN/LIVING/DINING ROOM (15' 5" X 12' 7") OR (4.69M X 3.83M)

Kitchen Area: Fitted with a range of modern base and wall mounted units with areas of laminate work surface in part to two walls with inset sink unit with drainer adjacent. Integrated appliances include: Fridge/Freezer, electric fan assisted oven, four ring electric/induction hob and washing machine. UPVC double glazed window to the side, flooring and lighting to be confirmed.

### BEDROOM (15' 5" X 9' 4") OR (4.69M X 2.85M)

A good sized double bedroom with ample space for fitted or freestanding bedroom furniture. UPVC double glazed window to the side, under floor heating. Lighting and flooring to be confirmed.

### BATHROOM

Fitted with a modern matching white suite comprising of low level flush WC, wall mounted wash hand basin with vanity unit below and a panel enclosed bath with shower attachment over. Tiling, lighting and flooring to be confirmed.

### COMMUNAL FACILITIES

The block will benefit a passenger lift to all floors as well as a communal stairwell. Residents will have access to a secure bicycle store and there is also a good sized refuse store adjacent. Some units on the development will benefit from an undercroft allocated parking bay, accessed from the Gordon Road side of the block.

### LEASEHOLD & MAINTENANCE FEES

We have been informed by the developer that each property will be sold with a 'Share of Freehold' tenure. Maintenance charges to be confirmed.

### NEW HOMES WARRANTY INFORMATION

The properties will be conveyed with a 10 year New Homes insurance backed warranty giving complete peace of mind.

### DIRECTIONAL NOTE

From our office in Highcliffe, proceed East along the Lymington Road. At the traffic lights, the development will be located on the left hand side abutting the turning into Gordon Road.

### NEW HOMES NOTICE

It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floorplans, configurations and layouts that are included are for guidance only. The developer and agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the developer and agent can be relied upon as accurately describing in relation to any particular or proposed house or development of the company as of the Specified Masters from time to time prescribed under the Property Misdescriptions Act 1991. All such matters must be treated as intended only as a general illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute a contract, part of a contract or a warranty.

### TENURE

The resale tenure for this property is Share of Freehold

### EPC RATING

The EPC rating for this property is TBC

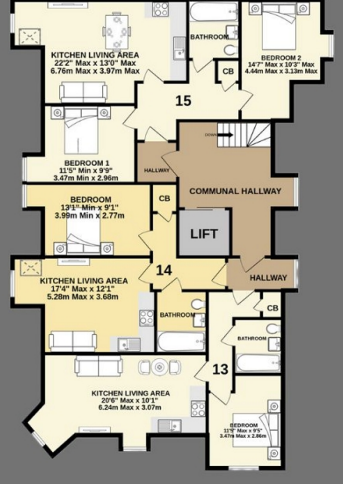
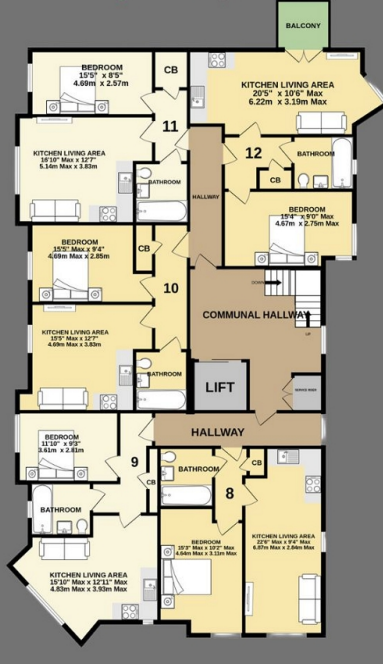
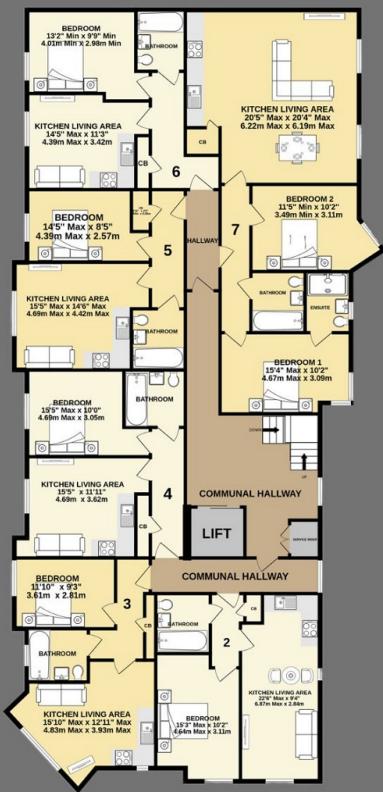
# Ground Floor

# First Floor

# Second Floor

# Third Floor

\*Plots 1, 7, 9, 12 & 15 will benefit from one allocated parking bay.



# Aris House



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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.