



**11 Homecliffe House Lymington Road, Highcliffe, Dorset. BH23 5HG**

**£85,000**



**Ross Nicholas & Company Limited**  
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Dorset, BH23 5EY  
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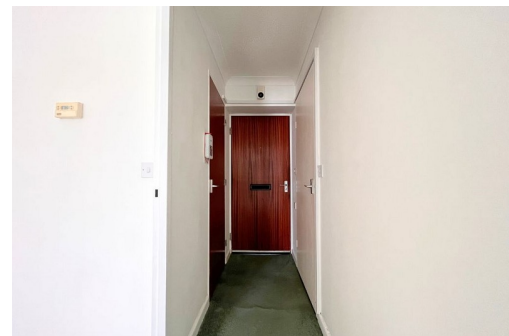
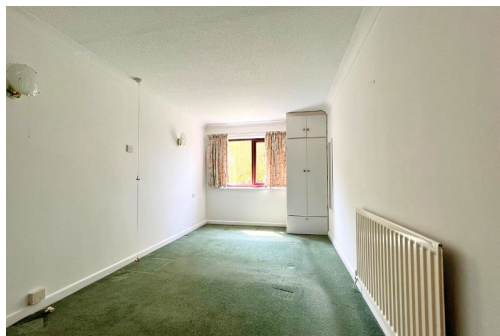




## **11 Homecliffe House Lymington Road, Highcliffe, Dorset. BH23 5HG**

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A larger design one double bedroom GROUND FLOOR apartment, situated on the West side of this popular retirement block for persons aged of 55. The property benefits views across the communal grounds and is within level walking distance to the main shopping and High Street facilities and the beaches just beyond. We understand the property will be offered with no forward chain.



## COMMUNAL ENTRANCE

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

## ENTRANCE HALL

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.

## LIVING ROOM

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

## KITCHEN

Fitted with a 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. Space for an upright fridge/freezer and freestanding stove. Space and plumbing for a washing machine. Ceiling light point, UPVC double glazed window to the side, tiled walls and vinyl flooring

## BEDROOM

## WETROOM

## 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.

## LEASEHOLD & MAINTENANCE FEES

The property has around 95 years remaining on the lease. An annual service charge is levied bi-annually and is currently £1674.55 each 6 months and a Ground Rent of £391.27 each 6 months also.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction going over the central traffic lights. Continue along for around 7 mile where Homecliffe House will be found on the left hand side and is named.

## 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

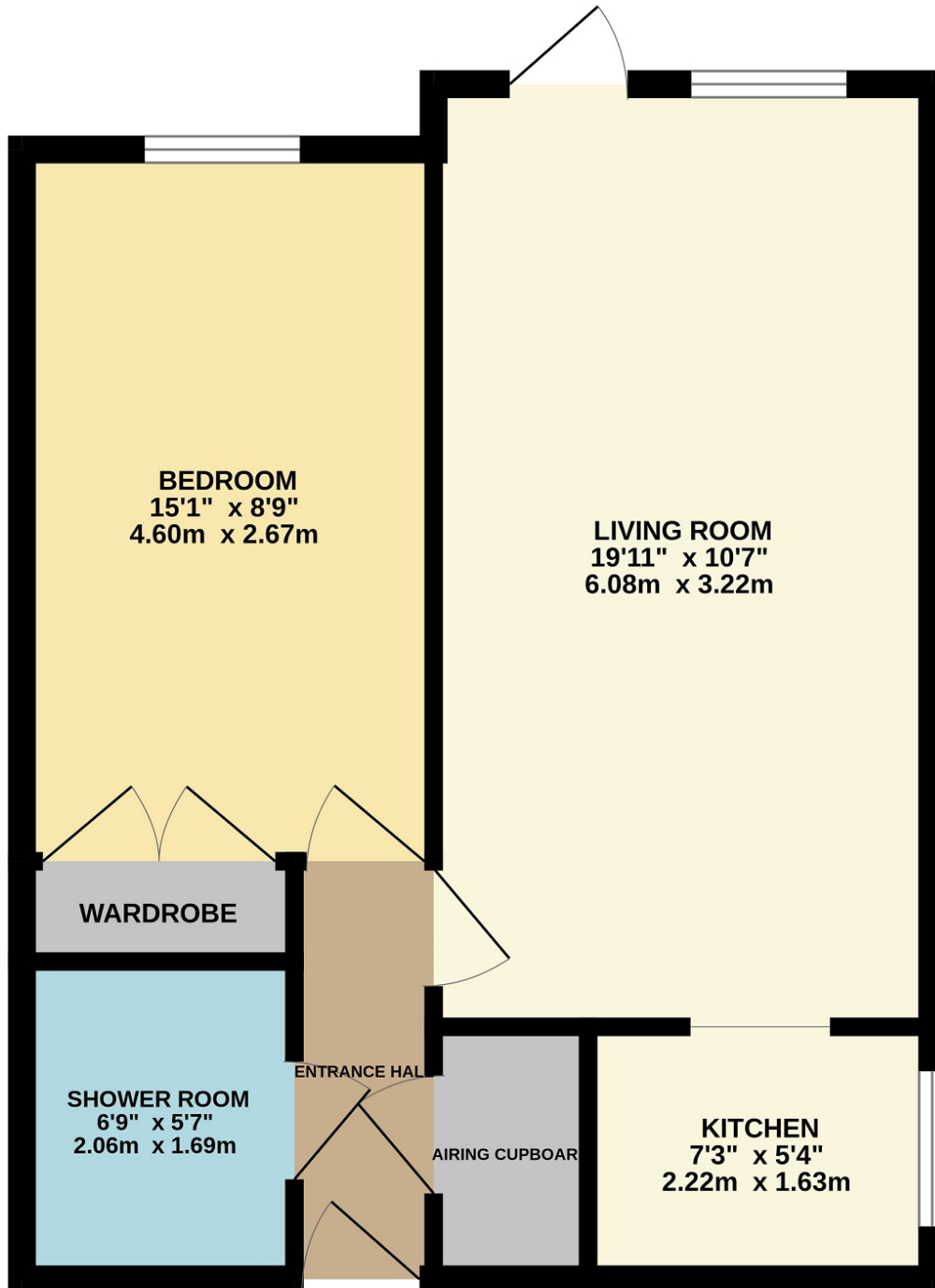
The resale tenure for this property is Leasehold

## EPC RATING

The EPC rating for this property is D65



GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 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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