



23 Upper Gordon Road, Highcliffe, Christchurch, Dorset. BH23 5ND

£169,950



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





**23 Upper Gordon Road, Highcliffe, Christchurch, Dorset.
BH23 5ND**

£169,950

Situated within a short walking distance to the High Street, this large one double bedroom first floor flat offers tremendous scope to modernise/improve. The property benefits a private SOUTH facing rear garden, additional study/occasional bedroom and could make an ideal first time purchase or BTL investment. Early viewing's are strongly advised



ENTRANCE HALL

Accessed via a part glazed, obscured UPVC double glazed front door.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

Two ceiling light points, wall mounted double panelled radiator and power points.

Doors off to all accommodation.

LIVING ROOM (12' 4" X 10' 2") OR (3.75M X 3.11M)

UPVC double glazed window to the front Ceiling light point, wall mounted double panelled radiator, TV aerial point, electric fireplace with wooden surround, telephone point and power points.

Door provides access into the:

KITCHEN (12' 9" X 6' 11") OR (3.88M X 2.10M)

Fitted with a comprehensive 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, washing machine and a freestanding stove. Dual aspect room with UPVC double glazed window to the side and two windows to the rear. Ceiling light point, part tiled walls, wall mounted Glow worm gas fired combination boiler and vinyl flooring.

BEDROOM (17' 1" X 8' 4") OR (5.21M X 2.55M)

A good sized double bedroom with two UPVC double glazed windows to the front. Ceiling light point, wall mounted double panelled radiator, recess for wardrobes and power points.

BATHROOM

Fitted with a matching white suite comprising of low level flush WC, pedestal wash hand basin and a panel enclosed bath with hand shower attachment over. Obscured UPVC double glazed window to the rear. Ceiling light point, part tiled walls and a wall mounted double panelled radiator.

STUDY (7' 10" X 6' 11") OR (2.40M X 2.10M)

UPVC double glazed window to the rear. Ceiling light point and wall mounted electric heater.

REAR GARDEN

Accessed via a gate to the side of the property. The rear garden is enclosed to timber fencing on both sides and rear. The garden has been laid to lawn with various flower borders.

GARAGE

Whilst the property does not have a garage, there are garages nearby that if there are any available, can be rented from the Council for a monthly/yearly fee.

LEASEHOLD & MAINTENANCE FEES

We understand that there is approx. 100 years remaining of a 125 year lease from 1998. Maintenance charges and ground rent are approx. £550PA.

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

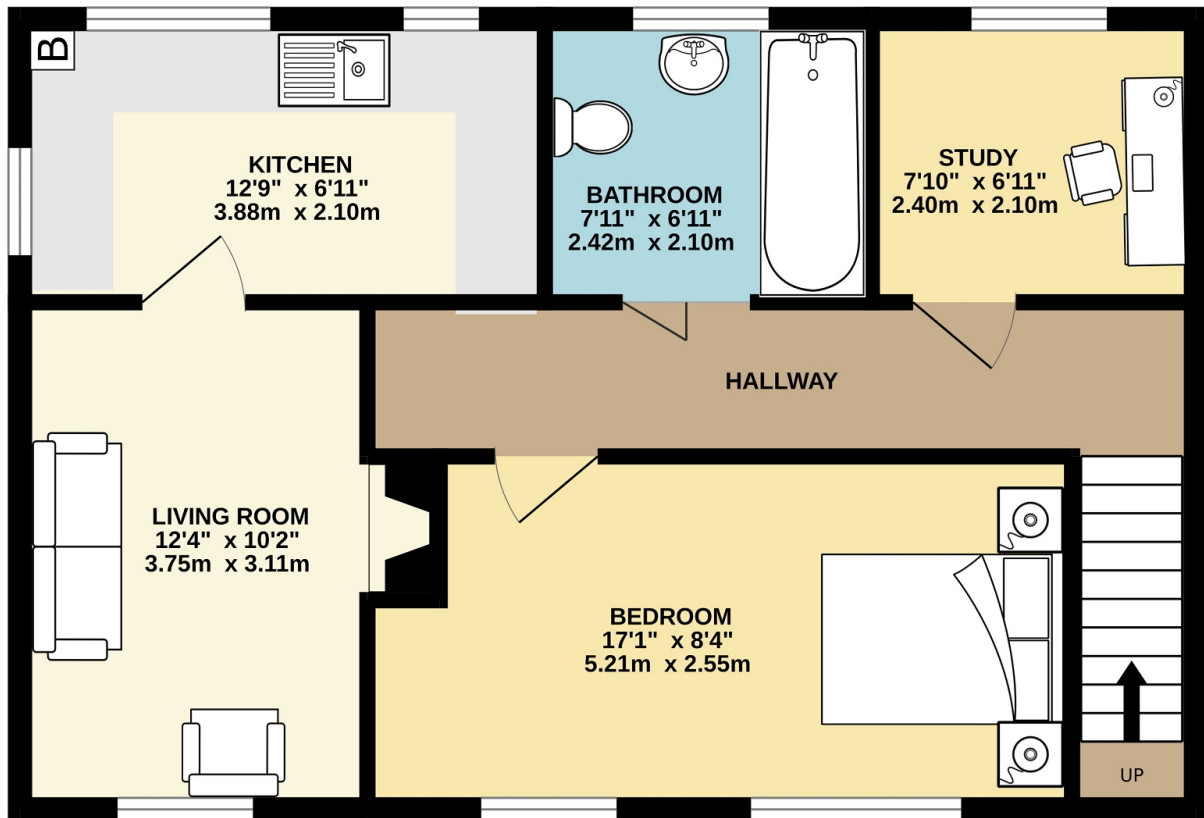
The resale tenure for this property is Leasehold

EPC RATING

The EPC rating for this property is



GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



ROSS NICHOLAS & COMPANY

TOTAL FLOOR AREA: 543 sq.ft. (50.5 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.
Made with Metropix ©2023

Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe, Dorset, BH23 5EY
01425 277 777
highcliffe@rossnicholas.co.uk