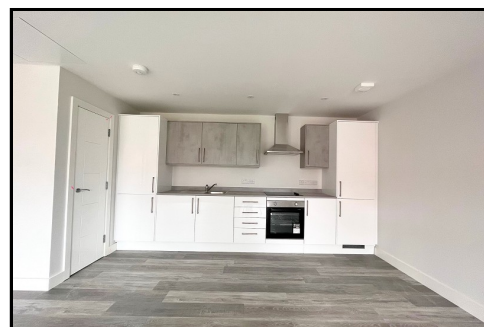
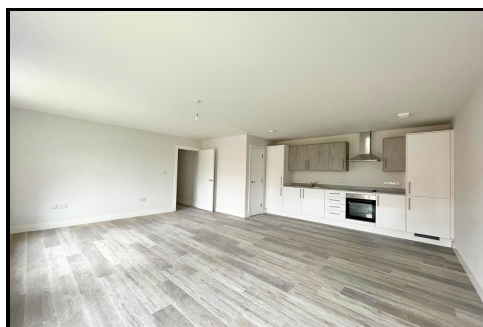




Apartment 7 Aris House, Lymington Road, Highcliffe, Dorset. BH23 5HE

£275,000



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

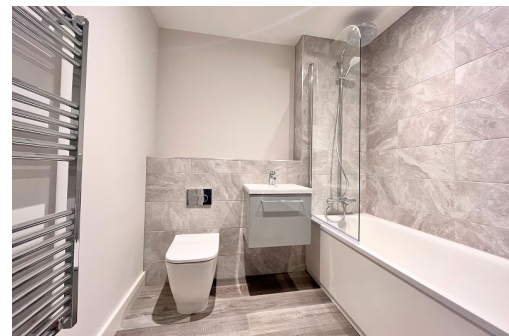




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£275,000

PLOT 7 - BRAND NEW FIRST FLOOR APARTMENT WITH ALLOCATED PARKING... Aris House is 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 plot 7 benefits an allocated parking space. For further information, please contact SOLE SELLING AGENTS - Ross Nicholas & Company Highcliffe.



COMMUNAL ENTRANCE

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

LANDING

ENTRANCE HALL

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

OPEN PLAN KITCHEN/LIVING/DINING ROOM (20' 5" MAX X 20' 4" MAX) OR (6.22M MAX X 6.19M MAX)

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. 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, vaulted ceiling. Flooring and lighting to be confirmed.

BEDROOM 1 (15' 4" MIN X 10' 2" MAX) OR (4.67M MIN X 3.09M MAX)

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.

EN SUITE SHOWER ROOM

Fitted with a modern matching white suite comprising of low level flush WC, wall mounted wash hand basin with vanity unit below and an enclosed shower cubicle. Tiling, 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.

BEDROOM 2 (11' 5" MIN X 10' 2" MIN) OR (3.49M MIN X 3.11M MIN)

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.

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

