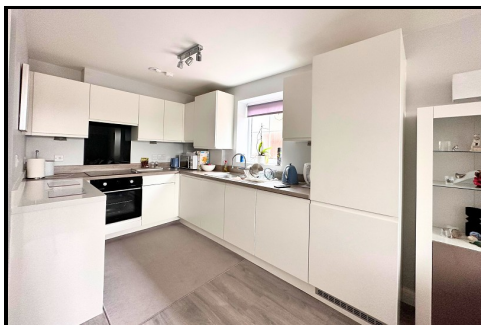




Flat 6 420c Lymington Road, Highcliffe, Dorset. BH23 5HE

£950 Monthly



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





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£950 Monthly

Available Early October - A superb FULLY FURNISHED one double bedroom apartment situated in a purpose built block in the heart of Highcliffe Village benefitting from beautiful treetop and horizon views to the rear with a fully fitted Kitchen and contemporary styling throughout.



COMMUNAL ENTRANCE

Secure entry phone system with door to the Communal Entrance housing the wall hung mail boxes, stairs to second floor and personal entrance door to the property.

ENTRANCE HALLWAY

Cupboard housing the electric consumer unit and meter, Grey Oak effect laminate wood flooring, ceiling light point. Doors to all rooms.

OPEN PLAN KITCHEN/LIVING/DINING ROOM (23' 4" X 10' 4") OR (7.12M X 3.14M)

Narrowing to 2.29 in the Kitchen. The Kitchen area is fitted with a comprehensive range of matt White handleless cupboard and drawer units with areas of contrasting Grey laminate wood effect work surface over with matching upstands. Integrated appliances include a four ring ceramic hob with black glass splash back, concealed filter extractor canopy over and fan assisted oven beneath, fridge/freezer and washer/dryer. Continuation of the Grey Oak effect laminate wood flooring, ceiling light point and under cupboard spotlighting. Cupboard housing the Glow Worm Gas fired combination boiler. UPVC opaque double glazed window to side. Inset stainless steel sink unit with drainer adjacent and mixer tap over. The Living Area benefits from a large UPVC double glazed window to the rear providing lovely treetop and horizon views. There is a provision for a sizeable wall hung television as well as double power points, wall mounted panelled radiator and ceiling light point.

BEDROOM (13' 0" X 9' 8") OR (3.95M X 2.94M)

UPVC double glazed window to the rear providing the same treetop and horizon views. Space for fitted or freestanding bedroom furniture, ceiling light point, power points, wall mounted panelled radiator.

BATHROOM

Fitted with a modern white three piece suite comprising panel enclosed bath with independent shower fittings incorporating a rainforest shower head and personal hand shower attachment with glazed screen adjacent, inset wash hand basin with vanity unit beneath and low level flush WC. Tiled floor, part tiled walls and tiled bath/shower area, inset ceiling spotlights, large fitted mirror, chrome ladder style towel radiator.

OUTSIDE

The property has limited communal grounds mainly incorporating a communal bin store and hard standing with a pathway linking the front to the rear.

DIRECTIONAL NOTE

From our office in Highcliffe proceed East across the main set of traffic lights and the block is set back from the road and signified by our For Sale board.

PLEASE NOTE..

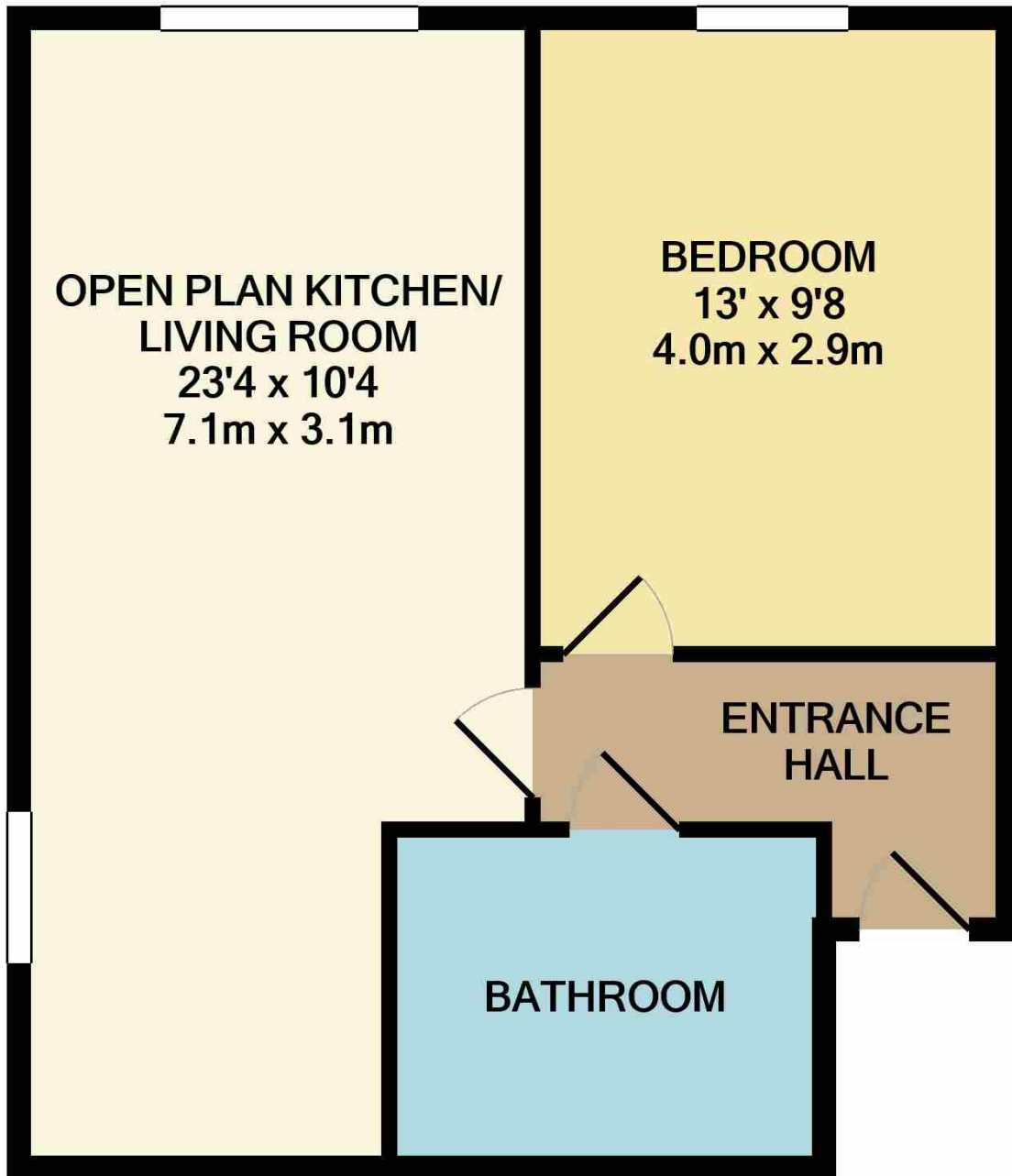
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

EPC RATING

The EPC rating for this property is B82



TOTAL APPROX. FLOOR AREA 454 SQ.FT. (42.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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