



109 Rodney Drive, Mudeford, Dorset. BH23 3LL

£120,000



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





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£120,000

A superb Ground Floor studio flat with its own private garden area and a Share of The Freehold. This lovely little property makes an ideal investment renting at around £750 pcm or first time purchase and is available with no forward chain.



ENTRANCE

Timber door with opaque glazed insert leads into a small entrance lobby in turn with a further timber door leading into the:

ENTRANCE HALL

Ceiling light point, access to storage cupboard with hanging rail and shelving, opening through to the:

STUDIO ROOM (14' 8" X 9' 9") OR (4.47M X 2.97M)

plus hall recess. Two UPVC double glazed windows to the front, two ceiling light points, wall mounted electric night storage heater, power points. Doorway through to the:

KITCHEN (9' 2" X 7' 2" MAX) OR (2.80M X 2.19M MAX)

narrowing in part to 1.59m. Fitted with a range of base and wall mounted cupboards with areas of laminate roll top work surface over, ceiling light point, inset stainless steel sink unit with drainer adjacent and mixer tap over, inset four ring ceramic hob with electric oven beneath, space for fridge/freezer, space and plumbing for washing machine. Window to front. Part tiled walls and tiled splashback.

SHOWER ROOM

Fitted with a three piece suite comprising enclosed corner shower cubicle, low level flush WC and wash hand basin. Fully tiled walls and floor, ceiling light point, airing cupboard with hot water cylinder and slatted shelving.

OUTSIDE

The property benefits from its own private approximate South facing garden area laid mainly to paving with a storage shed and gates to the front.

LEASEHOLD & MAINTENANCE FEES

The property is held on a Share of Freehold tenure with the balance of a 999 years lease. Maintenance is payable as and when required and the Ground Rent is a peppercorn if so demanded.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road. At the Hoburne roundabout take the first exit onto The Runway. Proceed along for about 1/4mile taking the right hand turn into De Havilland Way and follow almost all the way down taking the right hand turn into Rodney Drive. proceed all the way to the end and turn left and the property will be found on the right hand side and is 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.

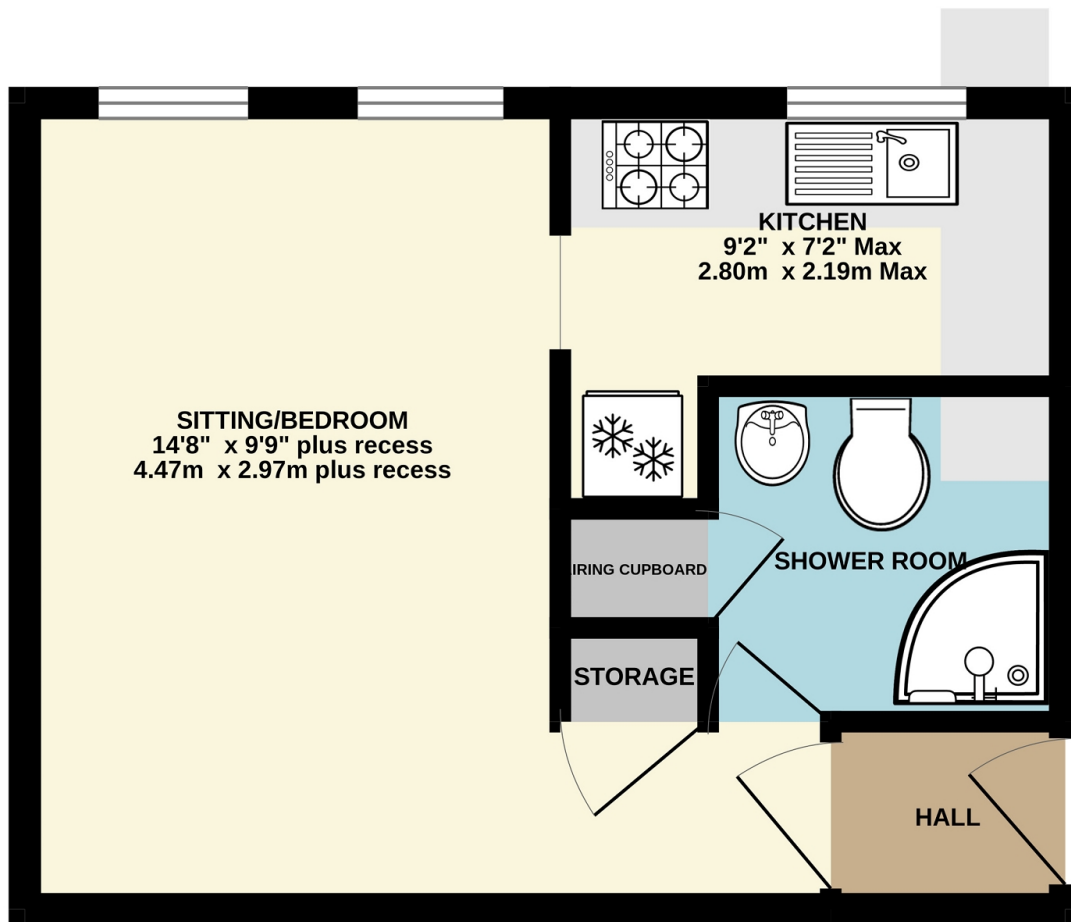
TENURE

The resale tenure for this property is Share of Freehold

EPC RATING

The EPC rating for this property is D68

GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 278 sq.ft. (25.8 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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Ross Nicholas & Company Limited
334 Lyminster Road, Highcliffe, Dorset, BH23 5EY
01425 277 777
highcliffe@rossnicholas.co.uk