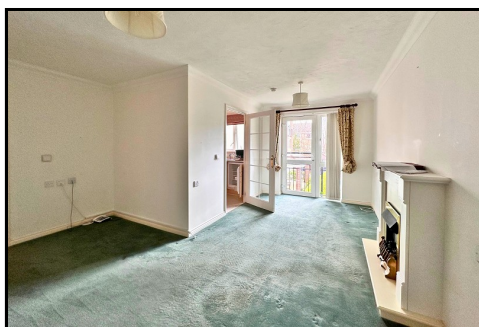




12 Daniels Lodge Montagu Road, Highcliffe, Dorset. BH23 5JT

Offers In Excess Of £130,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
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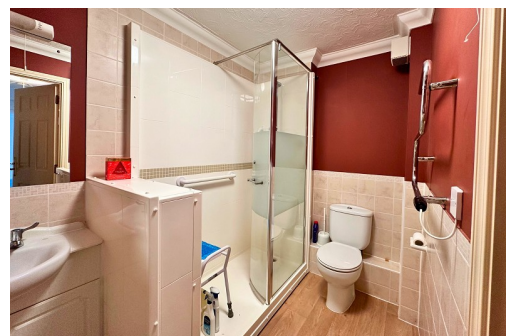
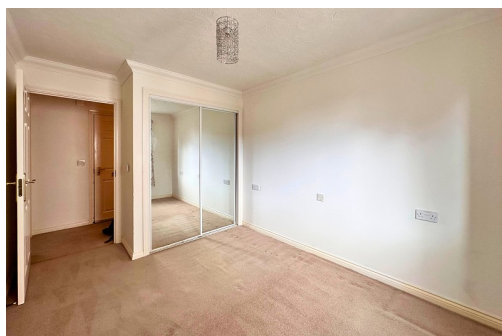




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A well presented first floor apartment situated on the Eastern aspect to enjoy the morning Sun in the highly regarded Daniels Lodge built in 2006 by Churchill Retirement specifically for the Over 60's and set between the High Street with its facilities and the Cliff Top and Beaches. The property enjoys a pleasant outlook over the communal car park to watch the comings and goings and has the benefit of a large shower room. No forward chain.



COMMUNAL ENTRANCE

Accessed via a secure entry phone system in turn leading through the Communal Residents Lounge area with stairs and lift to all floors.

ENTRANCE HALL (12' 5" X 4' 7") OR (3.78M X 1.39M)

Narrowing in part to 1.05m. Large storage/airing cupboard housing shelving and the Pulsacoil electric hot water system, wall mounted electric consumer unit and meter and ceiling light point.

L SHAPED SITTING ROOM (17' 6" X 14' 3") OR (5.33M X 4.35M)

Narrowing in part to 2.51m in the Dining Area and 2.52m in the Living Area. Providing a lovely Easterly outlook over the car park and communal gardens via a Juliette balcony, focal point electric flame effect fire place with hearth and mantel, double power points, television point, ceiling light points, wall mounted Dimplex electric night storage heater.

KITCHEN (8' 11" X 5' 9") OR (2.73M X 1.75M)

Lovely outlook to the side via UPVC double glazed window. Kitchen is fitted with a good range of base and wall mounted units with areas of laminate roll top work surface over, inset four ring ceramic hob with filter extractor fan over and eye level oven adjacent, under counter integrated fridge and freezer, ceiling light point part tiled walls and tiled splash back. Inset stainless steel sink unit with drainer adjacent and mixer tap over.

BEDROOM (10' 6" X 8' 10") OR (3.20M X 2.69M)

Plus door recess of 0.65m. Window to side aspect, ceiling light point, wall mounted electric night storage heater, built in mirror fronted wardrobes with hanging space and shelving, double power points, television point.

SHOWER ROOM

Walk-in shower cubicle with chrome fitments, low level flush WC and inset wash hand basin with vanity unit beneath, light with integrated shaver point over, ceiling light point, wall mounted electric towel rail, newly laid vinyl flooring.

OUTSIDE

Daniels Lodge is set in beautiful communal grounds with good sized areas of lawn and deep, mature shrub and plant borders with pathways interspersed leading to seating areas.

COMMUNAL FACILITIES

Churchill Retirement Living are renowned for the quality of their developments and the facilities that are provided for their residents. Daniels Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the on site Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind. Daniels Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. The Lodge Manager arranges many regular events in the Owners' Lounge from coffee mornings to games afternoons. For any visiting guests, the furnished twin guest suite is perfect and available for a reasonable sum per night for friends and family. There is also a Communal Laundry facility situated on the Ground Floor adjacent to the Residents Lounge.

LEASEHOLD & MAINTENANCE FEES

The property benefits from the balance of a 125 year lease from 2005 with an annual maintenance charge payable along with Ground Rent. These payments are split across two bi-annual payments which currently is approximately £1644.69. The service charge covers the Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance and lift maintenance, lodge manager and a contribution to the contingency fund.

DIRECTIONAL NOTE

From our office in Highcliffe proceed East down the High street and at the main traffic lights turn right into Waterford Road and then third left into Montagu Road. Daniels Lodge will be found on the right hand side.

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 B85



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.9 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 and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.