



2 bed apartment to buy in BH23

Lymington Road, Highcliffe, Christchurch,
Dorset, BH23 5EG

£150,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ First Floor Apartment
- ✓ Allocated Parking Space
- ✓ Two bedrooms
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via secure sale on-line bidding, terms and conditions apply.

A two bedroom first floor apartment providing comfortable and well balanced accommodation, situated in the heart of Highcliffe village centre, within a short walking distance of Highcliffe beach. NO CHAIN.

Stairs to first floor, personal front door to:

Spacious Reception Hall 12'1" (3.68) narrowing to 8'4" (2.54) x 8' (2.44)

Sitting/Dining Room 15' x 13' (4.57m x 3.96m)

A very generous sized room with suitable space for three seater sofa and chair with further space for dining table. Attractive fireplace, bay window to front.

Kitchen/Breakfast Room 16'10" x 8'10" (5.13m x 2.7m)

Being well fitted comprising single bowl single drainer sink unit with mixer taps, good range of work surfaces with drawers and cupboards below, inset Rangemaster cooker, space and plumbing for washing machine and dishwasher, range of matching wall mounted units, matching breakfast bar with seating for three, space for fridge/freezer, built in shelved larder cupboard housing Gloworm gas fired central heating boiler, window to rear.

Bedroom One 12' x 11'2" (3.66m x 3.4m)

Designed by Custom World with excellent range of fitted wardrobe cupboards incorporating dressing table and matching bedside cabinets and further overhead storage cupboards with inset lighting, bay window to front.

Bedroom Two 9'11" x 8'1" (3.02m x 2.46m)

Situated to the rear, making an ideal single bedroom/study.

Bathroom

Being fully tiled comprising pedestal wash hand basin, corner bath with mixer tap and shower attachment, window to rear.

Separate Cloakroom

Comprising low level w.c., window to rear.

Outside

There is a good sized allocated parking space for a large vehicle, marked as number 1.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 98

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £1,098.00

Price: Starting Bid £150,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Lymington Road, Highcliffe, Christchurch, Dorset, BH23 5EG

Contact your local branch today for more information on this property:

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