



6 Wycombe Court, Ranelagh Road, Highcliffe, Dorset. BH23 5DY

£1,250 Monthly



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





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A well positioned and spacious top floor two bedroom apartment benefitting from Sea Views from the Living Room and Balcony. The property is available from the end of July and also has a garage in the block.



COMMUNAL ENTRANCE DOOR

Secure entry phone system, courtesy light point, large communal entrance hallway with stairs rising to all floors and the flat situated on the top (second) floor. Door to:

ENTRANCE HALLWAY

Large storage cupboard with shelving, further cupboard housing the electric fusebox with additional shelving. Wall mounted panelled radiator, ceiling light point, power points. Large Airing cupboard with hot water cylinder and cold water header tank with shelving. Double doors lead into the:

LIVING ROOM (23' 10" X 11' 11") OR (7.27M X 3.62M)

Narrowing to 6.24m. Large UPVC double glazed windows to the rear with centrally located sliding double glazed door leads onto the Balcony and provides a lovely open aspect with views towards the Needles. Wall and ceiling light points, power points, wall mounted panelled radiator, television and telephone points. Door to:



DINING ROOM (12' 3" X 10' 11") OR (3.73M X 3.32M)

Large UPVC double glazed window to rear with views towards the Needles and Isle of Wight, wall mounted panelled radiator, ceiling light point, power points. Door to:

KITCHEN/BREAKFAST ROOM (12' 3" X 7' 10") OR (3.73M X 2.39M)

Fitted with a range of base and wall mounted units with areas of laminate roll top work surface over, breakfast bar area with seating for two people, wall mounted cupboard units with glazed door over, further tall standing cupboard unit. Space for washing machine and fridge/freezer. Inset one and half bowl stainless steel sink unit with drainer adjacent and mixer tap over. Inset four ring ceramic hob with waist level fan assisted oven adjacent and filter extractor over, ceiling light point, power points. UPVC double glazed window to side. Return door to hallway. Wall mounted Gas fired boiler.

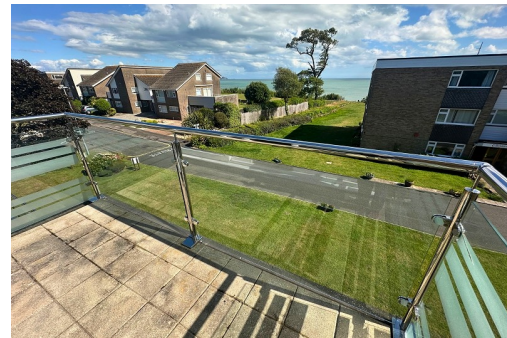


BEDROOM 1 (12' 11" X 12' 2") OR (3.93M X 3.72M)

Large UPVC double glazed window providing a partial sea view. Built in wardrobes with sliding doors housing hanging space and shelving, ceiling light point, power points, wall mounted panelled radiator.

BEDROOM 2 (12' 11" X 9' 11") OR (3.93M X 3.03M)

Fitted with a range of wardrobes and over bed storage cupboards with further built in wardrobes with sliding doors all housing a mix of hanging space and shelving. UPVC double glazed window to front, ceiling light point, power points, wall mounted panelled radiator.



BATHROOM

Fitted with a coloured suite comprising panel enclosed bath with mixer tap and independent shower fittings over and glazed concertina screen adjacent, inset wash hand basin with vanity unit beneath and low level flush WC adjacent. Wall mounted panelled radiator, part tiled walls, ceiling light point and wall light point with inset shaver point.

WC

Fitted with a two piece suite comprising low level flush WC and wall hung wash hand basin, ceiling light point, part tiled walls, UPVC opaque double glazed window to side.

OUTSIDE

The communal grounds are laid mainly to lawn with some mature shrub and plant borders with communal pathway to the front entrance door. In front of the block there is some:

COMMUNAL PARKING

Approximately 4 spaces on a first come first served basis.

GARAGE

With up and over door, located in the block to the side of the parking area. Communal water tap.



DIRECTIONAL NOTE

From our office in Highcliffe proceed West passing past the recreation ground and turning left into Wharncliffe Road. Take the first right into Beacon Drive and follow this round to Ranelagh Road and turn here. The block will be found all the way at the end of this road on the left hand side.

PLEASE NOTE..

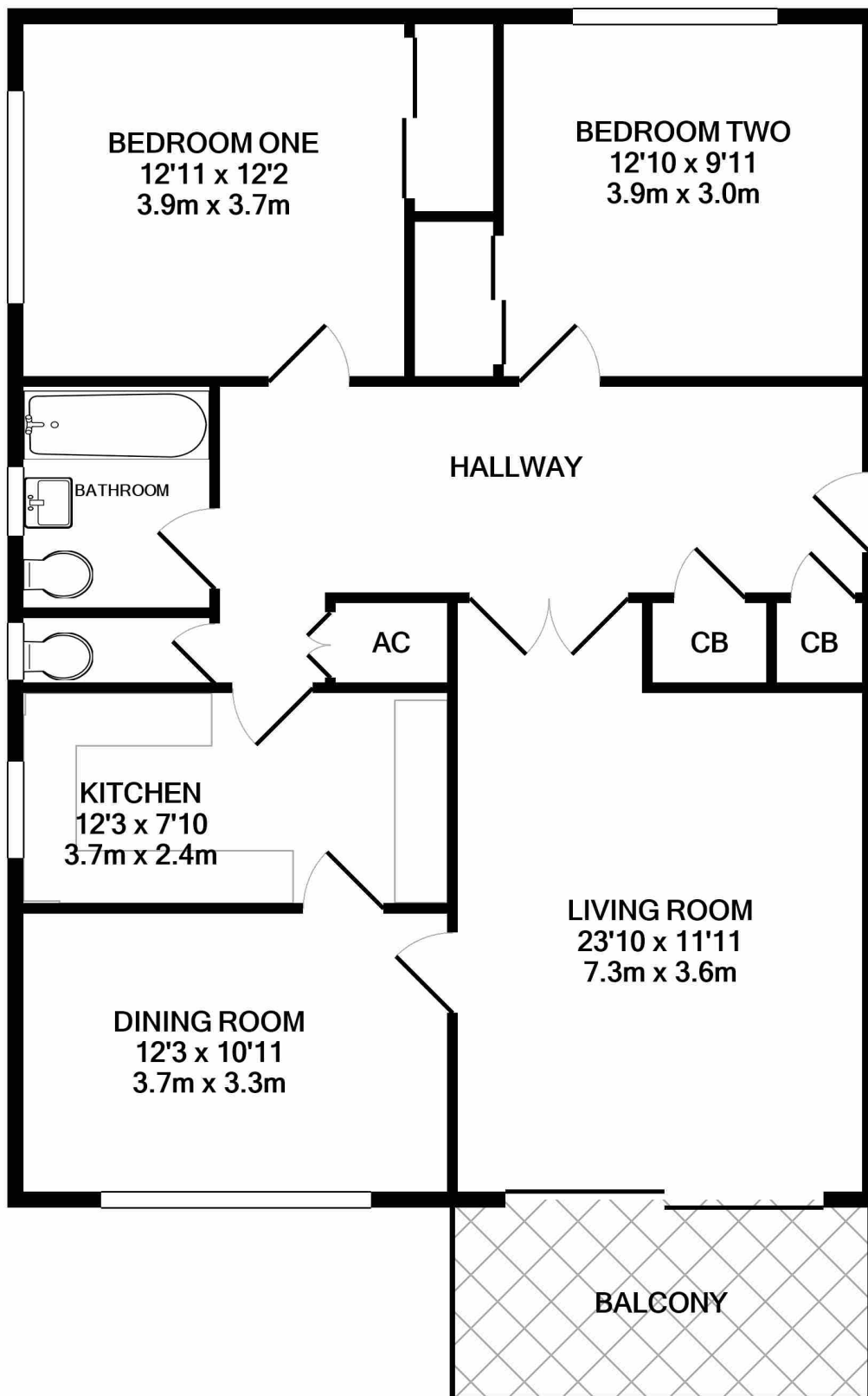
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

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 E43



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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