



**Flat 6 Highcliffe House 411a Lymington Road, Highcliffe, Dorset. BH23 5EN**

**£1,250 Per Calendar Month**



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





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**£1,250 Per Calendar Month**

AVAILABLE EARLY TO MID FEBRUARY - A superb two double bedroom, two bathroom, first floor flat situated in the heart of Highcliffe Village Centre available Early to Mid February and benefitting from an allocated off road parking space to the rear of the block.



## COMMUNAL ENTRANCE

Secure entry phone system, wall mounted post boxes, stairs and lift rise to all floors. Personal entrance door to the property.

## ENTRANCE HALL

Wall mounted panelled radiator, ceiling light points, cupboard housing the electric consumer unit and electric meter, further storage cupboard. Doors to all principal rooms.

## OPEN PLAN KITCHEN/ LIVING/DINING ROOM (22' 5" X 10' 4") OR (6.82M X 3.14M)

A lovely and bright room with large UPVC double glazed window to the side aspect. Kitchen area comprises a good range of fitted wood fronted units with areas of laminate work surface over, fitted appliances include fridge/freezer, ceramic hob and oven beneath, concealed filter extractor over, washer/dryer. Under cupboard lighting, vinyl flooring, power points, inset one and a half bowl stainless steel sink unit with drainer adjacent and mixer tap over. Living area benefits from a carpeted area, double power points, ceiling light point, wall mounted panelled radiator.



## BEDROOM 1 (11' 11" X 13' 10") OR (3.64M X 4.22M)

Maximum measurements narrowing in part to 2.84m. UPVC double glazed window to front with good sized sill, double power points, ample space for free standing bedroom furniture, wall mounted panelled radiator. Door to:

## EN SUITE SHOWER ROOM

Enclosed double width shower cubicle with chrome fittings, wash hand basin and low level flush WC, vinyl flooring, mirror, inset shaver point, inset ceiling spotlights, fully tiled walls.



## BEDROOM 2 (9' 1" X 9' 4") OR (2.76M X 2.85M)

Large UPVC double glazed window to front, ample space for free standing furniture, wall mounted panelled radiator, power points, ceiling light point.

## BATHROOM

Fitted with a white suite comprising panel enclosed bath with mixer tap over, low level flush WC and pedestal wash hand basin, white ladder style towel radiator, cupboard housing the Gas fired combination boiler, vinyl flooring, part tiled walls.

## CAR PARKING

The property benefits from one allocated parking space to the rear of the block and is numbered.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed East towards New Milton crossing over the main traffic lights where opposite Seaton Road you will find Highcliffe House.

## 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 INFORMATION

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](http://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.

## TENURE

The resale tenure for this property is

## EPC RATING

The EPC rating for this property is C77

FIRST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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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