



14 Aris House 398-400 Lymington Road, Highcliffe, Dorset. BH23 5GD
£925 Per Calendar Month



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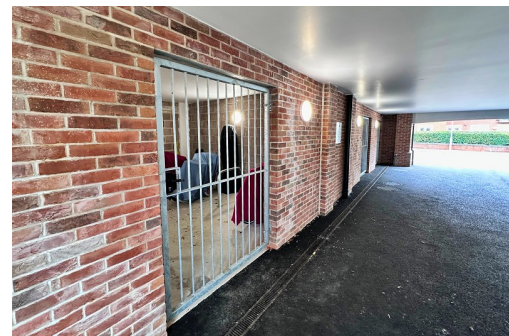
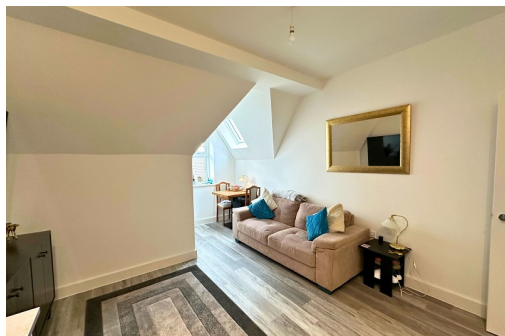




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A superb top floor one bedroom apartment in good order throughout with integrated appliances in the Kitchen and a contemporary finish throughout. The property will be available early to mid January for long term let on an unfurnished basis. Regretfully no parking is available within the development for this property.



COMMUNAL ENTRANCE

Secure entry phone system, stairs and lift rise to all floors. Personal entrance to the property with door leading into the:

ENTRANCE HALL

Cupboard housing the Gas fired boiler, electric consumer unit and offering good storage space. Ceiling light point, underfloor heating.

OPEN PLAN KITCHEN/LIVING/DINING ROOM (17' 2" MAX X 12' 8") OR (5.23M MAX X 3.87M)

Narrowing in part to 3.59m. The Kitchen is fitted with a range of base and wall mounted units with areas of stone effect work top. Integrated appliances include a fridge/freezer, hob, oven and filter extractor canopy and a washing machine. The remainder of the room is laid out to a living and dining space with a window to the side aspect and a Velux window adjacent. Part inset LED ceiling spotlights and further ceiling light point. Possibility for wall hung television.

BEDROOM (12' 2" X 9' 0") OR (3.70M X 2.75M)

Plus a little recess of 0.78m for the window. UPVC double glazed window to side, ceiling light point, ample space for freestanding bedroom furniture, power points.

BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with mixer tap and wall mounted mixer shower above with rainforest shower head and personal hand shower attachment, low level flush hidden cistern style WC, wall hung wash hand basin with vanity unit beneath, inset LED ceiling spotlights, wall mounted chrome ladder style towel radiator.

COMMUNAL FACILITIES

The block benefits a passenger lift to all floors as well as a communal stairwell. Residents also have access to a secure bicycle store and there is also a good sized refuse store adjacent.

DIRECTIONAL NOTE

From our office in Highcliffe, proceed East along the Lymington Road. At the traffic lights, the development will be located on the left hand side abutting the turning into Gordon Road.

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.

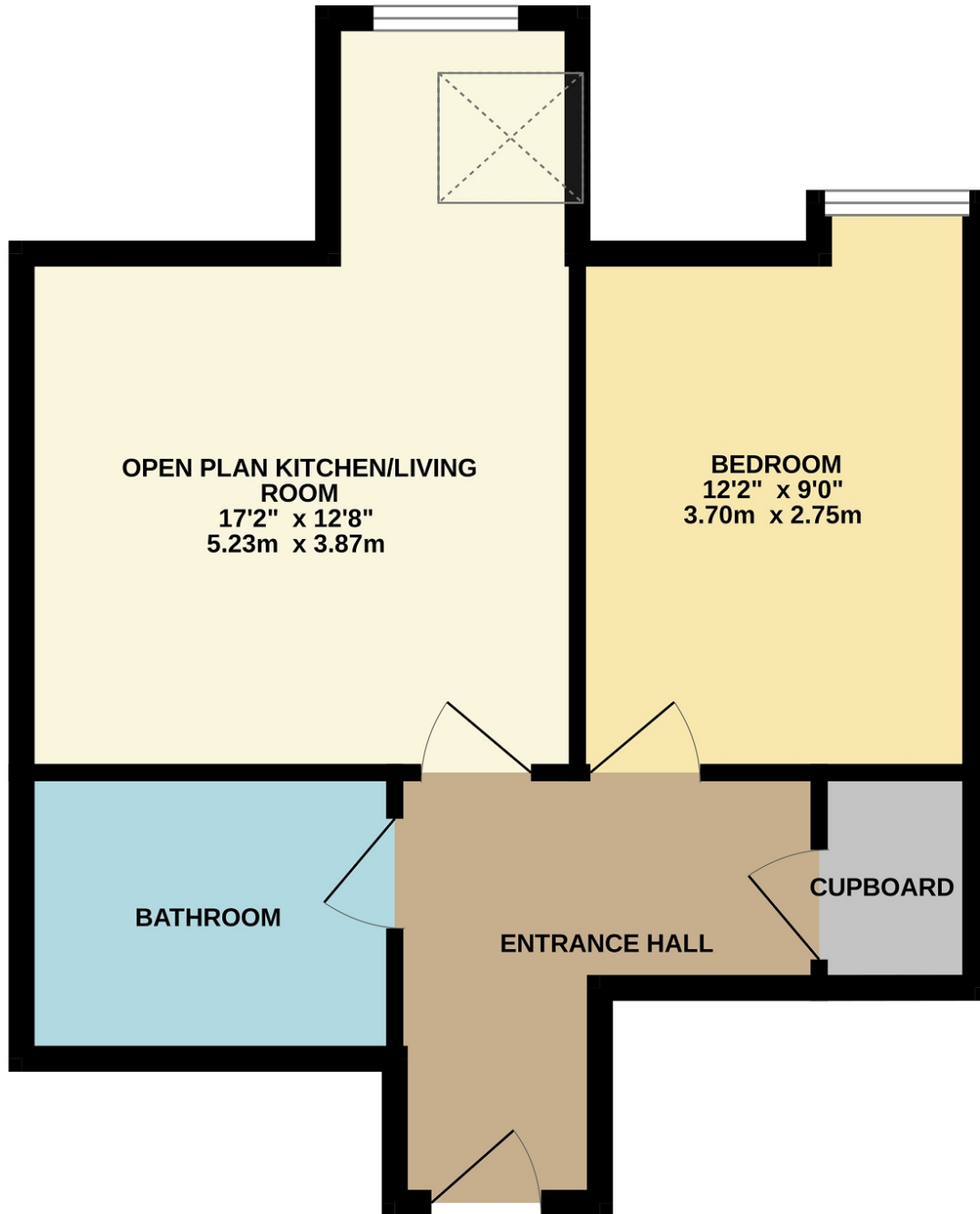
TENURE

The resale tenure for this property is

EPC RATING

The EPC rating for this property is B82

GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 433 sq.ft. (40.2 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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