



5 Peel House Lymington Road, Highcliffe, Dorset. BH23 5EN

£229,950



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





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This superb top floor flat has no forward chain and offers spacious living, within close proximity to all the local amenities and beautiful coast line. Built in 2015 Peel house is a attractive block with just 6 flats all finished to a high specification with a Share of Freehold tenure.



COMMUNAL ENTRANCE

Recessed with secure entry phone system and stairs rising to all floors.

MAIN FRONT ENTRANCE DOOR

Spy hole, letter box and Yale lock provides access to:

ENTRANCE HALL

Two ceiling light points, access to loft via roof hatch, Glow Worm central heating remote. Wood veneer doors, radiator, Hall cupboard with fitted slatted shelving, access to safety trip consumer unit and electric meter, smoke detector and double opening glazed doors provide access to:

LIVING/DINING ROOM

Two sets of UPVC double glazed windows overlooking front aspect with views towards Lymington Road with fitted blinds, radiator between, stainless steel switches and sockets, satellite connection point, TV aerial point, telephone point, additional radiator with independent thermostat.

KITCHEN

Velux window with fitted blind flooding the room with natural light. Ceiling spotlights, smooth finished ceiling, heat detector, comprehensive range of eye level and floor mounted kitchen units in an ivory colour scheme. Laminated roll top work surfaces with matching upstands. One and a half bowl stainless steel sink unit with single drainer and swan necked mixer tap. Stainless steel switches and sockets. Integrated fridge and freezer. Integrated 1200 rpm washing machine. Integrated slimline dishwasher, integrated four ring gas hob with glazed splash back above. Extractor fan with light with single fan assisted oven and grill beneath. Double panelled radiator with independent thermostat, fully tiled floor.

BEDROOM 1

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect, radiator with independent thermostat, TV aerial point, satellite connection point, telephone point, power points, door provides access to wardrobe with hanging rail and shelf with mirror attached to door. Door provides access to:

EN-SUITE SHOWER ROOM

Quality fitted suite finished to an excellent standard. Fully tiled walls and flooring. Heated towel rail, Rocca suite comprising low level WC with push button flush, wash hand basin with monobloc mixer tap with pop-up waste, mirror above with shaver socket and strip light. Bi-fold door provides access to shower cubicle with shower mixer and adjustable shower attachment and overhead rainwater shower. Ceiling light point.

BEDROOM 2

Smooth finished ceiling, ceiling light point. UPVC double glazed window facing front aspect. Stainless steel switches and sockets, radiator with independent thermostat. Fitted mirror fronted sliding doors provide access to shelving and hanging within.

BATHROOM

Smooth finished ceiling, ceiling light, ceiling extractor, quality fitted bathroom suite once again a Rocca suite. Fully tiled walls and floors. Panelled enclosed bath with mixer taps and shower attachment. Low level WC with push button flush, wash hand basin with monobloc mixer tap with wall mounted mirror, strip light and shaver socket above.

OUTSIDE

Benefits from allocated parking space. Dustbin area.

LEASEHOLD & MAINTENANCE FEES

The property is held on a Share of Freehold Tenure with the balance of a long leasehold interest and peppercorn Ground Rent. Maintenance is payable bi-annually and currently totals around £1710 per annum.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 277 777 We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Lymington Road turn left and Peel House will be found just after the traffic lights on the right.

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.

BUYERS NOTE

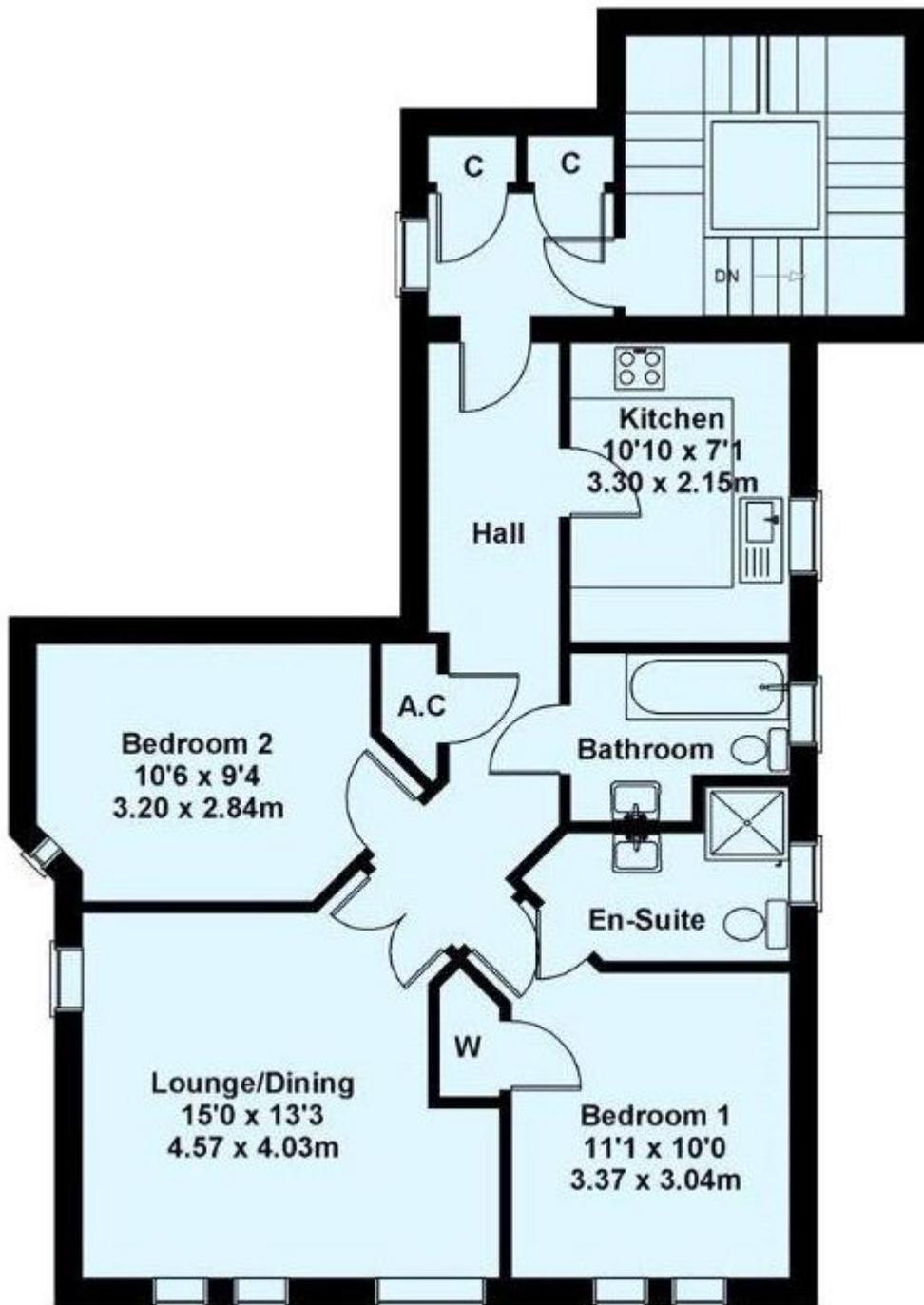
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

TENURE

The resale tenure for this property is Share of Freehold

EPC RATING

The EPC rating for this property is B84



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