



25 Seward Court Lymington Road, Highcliffe, Dorset. BH23 5HD

£130,000



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





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A superbly presented EAST (approximate) facing first floor apartment situated in this prestigious McCarthy and Stone Development for the over 60's located in the heart of Highcliffe town centre and within walking distance of all the local amenities and beaches. The property is presented in excellent order throughout and is available with no forward chain. Keys in office.



COMMUNAL ENTRANCE DOOR

Accessed via a secure entry phone system into the communal lounge area with ample seating for social and organised activities to take place. Stairs and lift then rise to the first floor with a personal entrance door to the property.

ENTRANCE HALL

Large storage and airing cupboard on the left hand side with light point and slatted shelving as well as housing the Pulsacoil hot water cylinder. On the other side of the entrance door is a shallow storage cupboard housing the electric meter and consumer unit. Door to the:

LIVING/DINING ROOM (24' 1" X 10' 8") OR (7.33M X 3.25M)

Narrowing in the dining end to 2.05m. UPVC double glazed window to the side (East) facing aspect with a UPVC double glazed door opening inwards to provide a Juliette style balcony. Focal point electric flame effect fireplace set into a pre-cast surround with matching hearth and mantel. Two ceiling light points, television point, double power points, wall mounted Electric night storage heater. Double doors with opaque glazed inserts lead into the:

KITCHEN (7' 7" X 7' 3") OR (2.32M X 2.21M)

Maximum measurements due to irregular shaped room. The Kitchen is fitted with a good range of base and wall mounted units with areas of laminate roll top work surface over. Inset stainless steel sink unit with drainer adjacent and mixer tap over. Inset four ring ceramic hob with filter extractor over and waist high oven adjacent. Integrated fridge and freezer. Under cupboard lighting, ceiling light point, UPVC double glazed window to side aspect.

BEDROOM (18' 6" X 9' 3") OR (5.65M X 2.82M)

Plus 0.66m for wardrobe recess and narrowing in one end to 1.62m. UPVC double glazed window to the side aspect, ceiling light point, double wardrobe with mirror fronted concertina doors housing hanging space and shelving.

BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with independent shower fittings over, inset wash hand basin with vanity unit beneath and low level flush WC. Ceiling light point, fully tiled walls, white towel radiator/heater and wall mounted dimplex fan heater. Wall light point over the sink with integrated shaver point.

OUTSIDE

The development sits amongst well tended communal gardens offering a large patio area to the rear of the development sitting adjacent to the High street so you can see and hear the hustle and bustle of the vibrant town centre whilst being in your own South facing hideaway. The remainder of the communal grounds are laid to mature shrub and plant borders along with a communal buggy park and unallocated car parking for the residents of Seward Court and their visitors.

COMMUNAL FACILITIES

The development benefits from a large communal living room with access onto the South facing gardens, a communal laundry facility as well as a Guest Suite which can be booked with the House Manager for friends or family.

LEASEHOLD & MAINTENANCE FEES

We understand that the property is held on the balance of a 125 years lease with around 105 years remaining. An annual maintenance charge is applicable and is currently set at £1666 bi-annually and an annual ground rent is payable at £395.

DIRECTIONAL NOTE

From our office proceed East down the High Street towards the main traffic lights. At the traffic lights turn left into Gordon Road and immediately left into Seward Court.

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.

AGENTS NOTE

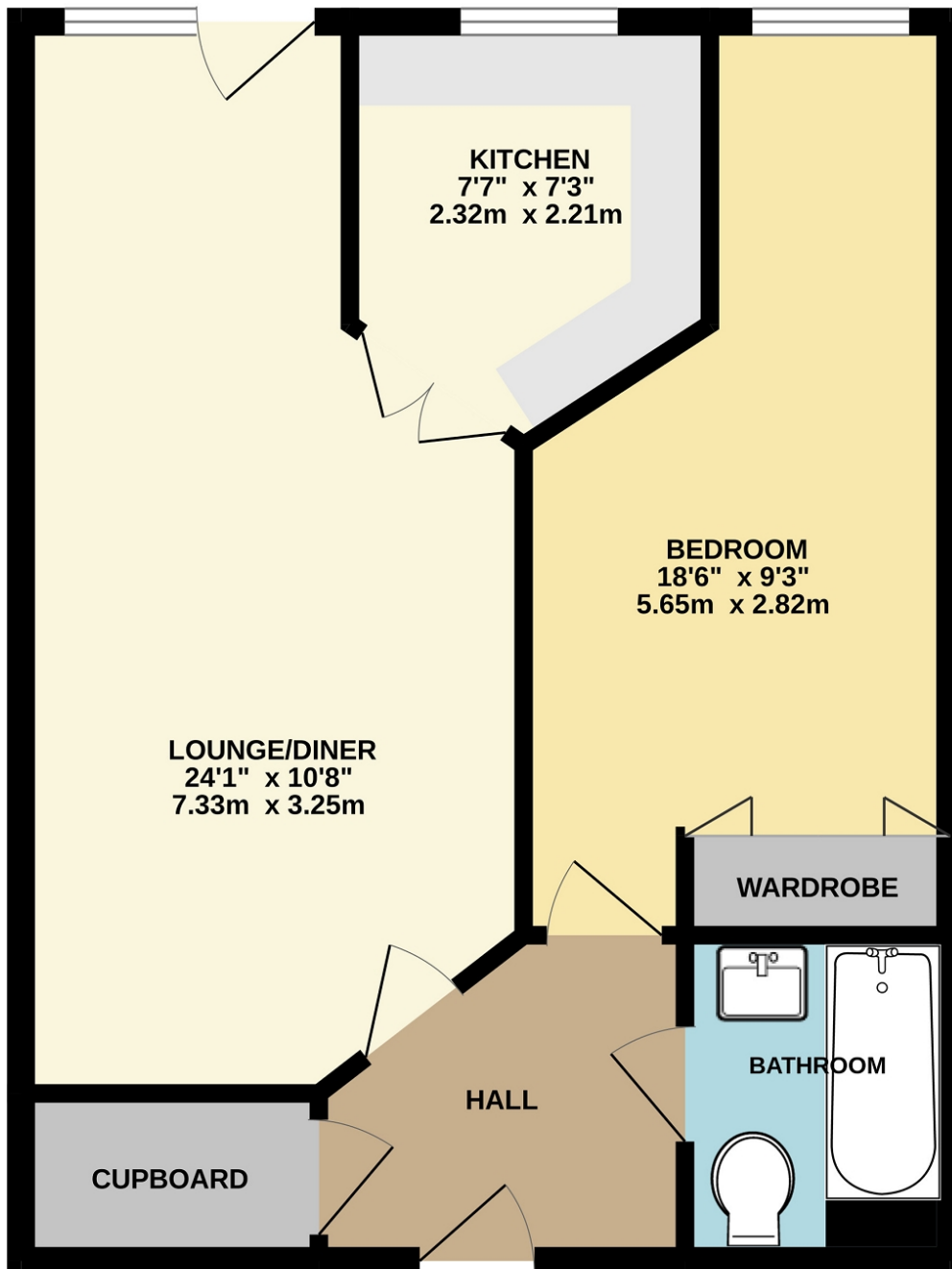
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

EPC RATING

The EPC rating for this property is B86



FIRST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.6 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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