



Flat 1 68 High Street, Christchurch, Dorset. BH23 1BN

£185,000



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





Flat 1 68 High Street, Christchurch, Dorset. BH23 1BN

£185,000

Set in the heart of Christchurch this character two bedroom maisonette is available with no forward chain. The accommodation is on two floors with Lounge, Kitchen, bathroom, stairs to top floor landing two bedrooms and cloakroom. No parking is available with this apartment but a parking permit can be purchased from the Council for local residents.



COMMUNAL ENTRANCE DOOR

From Christchurch High Street provides access to communal corridor and staircase which provides access to first floor landing. Flat One being the first door on the right and benefits from Yale style lock and leads to:

ENTRANCE HALL

Smoke detector, ceiling light point, staircase to second floor landing, door to bathroom and door to:

SITTING ROOM (13' 5" X 10' 10") OR (4.08M X 3.31M)

Smooth finished ceiling, numerous ceiling downlights, UPVC double glazed sash window facing front aspect with fitted blind with radiator beneath with independent thermostat, chrome fitted switches and sockets including TV aerial point, telephone point, wall mounted entry phone, laminate wood effect flooring, door provides access to under stairs storage cupboard and door leads to:

KITCHEN (11' 9" X 7' 2") OR (3.57M X 2.19M)

Smooth finished ceiling, numerous ceiling downlights, two sets of UPVC double glazed sash windows overlooking High Street scene, radiator with independent thermostat, comprehensive range of eye level and floor mounted kitchen units in a light Maple effect finish with stainless handle with stainless steel sink and monobloc mixer tap. Integrated fridge and freezer, space and plumbing for automatic washing machine, tiled splash backs, laminate flooring, fitted four ring gas hob in stainless steel style finish with extractor hood above with fan assisted oven and grill beneath. Three storage drawers, towel rail holder, fitted blinds to window. Central heating programmer.

BATHROOM

Smooth finished ceiling, numerous ceiling downlights, ceiling extractor, white suite comprising panelled enclosed bath with mixer taps with thermostatically controlled shower mixer with adjustable shower attachment above. Glazed shower screen to one side, low level WC, push button flush, pedestal wash hand basin with monobloc mixer tap with display shelf above. Wall mounted mirror, strip light and shaver socket. Tiling from floor to ceiling height including fully tiled floor, radiator, towel rail and toilet roll holder.

SECOND FLOOR LANDING

Skylight window flooding the landing with natural light, smoke detector, ceiling light, door provides access to:

BEDROOM 1 (14' 2" X 11' 5") OR (4.31M X 3.49M)

Sloping ceilings to two sides with dormer windows facing front and rear of the building with roller blind to front window. Double panelled radiator with independent thermostat, TV aerial point, power points, telephone point, Oak veneered chest of drawers comprising six drawers in total. Smooth finished ceiling, ceiling downlights.

BEDROOM 2 (13' 6" X 7' 3") OR (4.11M X 2.22M)

Ceiling light point, sloping ceiling to one side. Free standing Oak effect wardrobe, radiator with independent thermostat, UPVC double glazed window facing street scene with fitted blind, ceiling downlight, free standing Oak effect three drawer unit.

CLOAKROOM

Sloping ceiling, low level WC with push button flush, pedestal wash hand basin with monobloc mixer tap, radiator, wall uplighter, ceiling extractor, tiled flooring, part tiled walls, towel rail holder. Boiler hidden behind panel in cloakroom.

CAR PARKING

NO parking comes with this flat but you can pay for a yearly permit from the Council which is approximately £383 pa.

LEASEHOLD & MAINTENANCE FEES

The property benefits from an extended Lease with around 166 years remaining. Maintenance is payable annually and for this year was £1754.35

DIRECTIONAL NOTES

From our Office in New Milton proceed to Christchurch. At the end of the by-pass turn left at the roundabout into High Street and 68 High Street will be found on the left over 'Going for Bust'

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

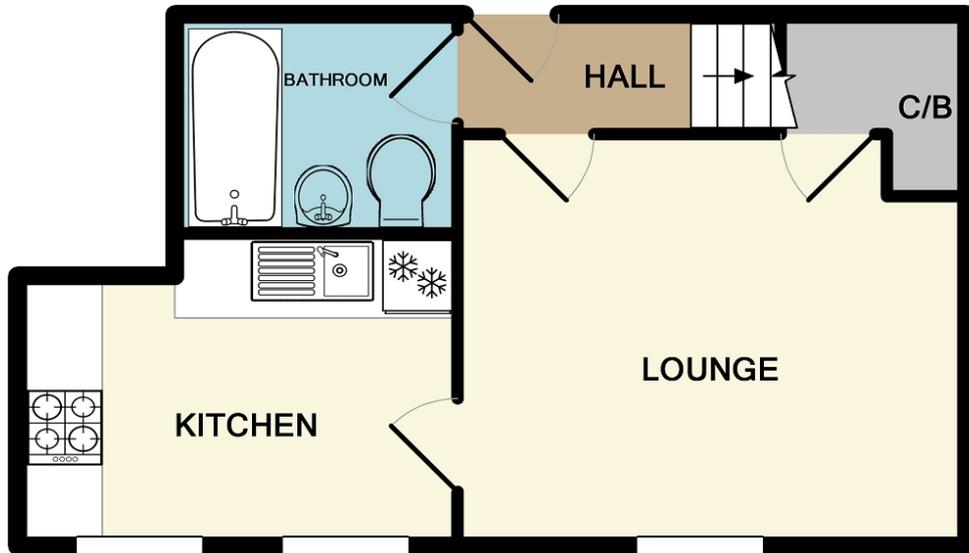
The photos shown are from a previous tenancy and have not been updated prior to marketing this time around and therefore may not be fully accurate of the current condition of the property at this time.

BUYERS NOTE

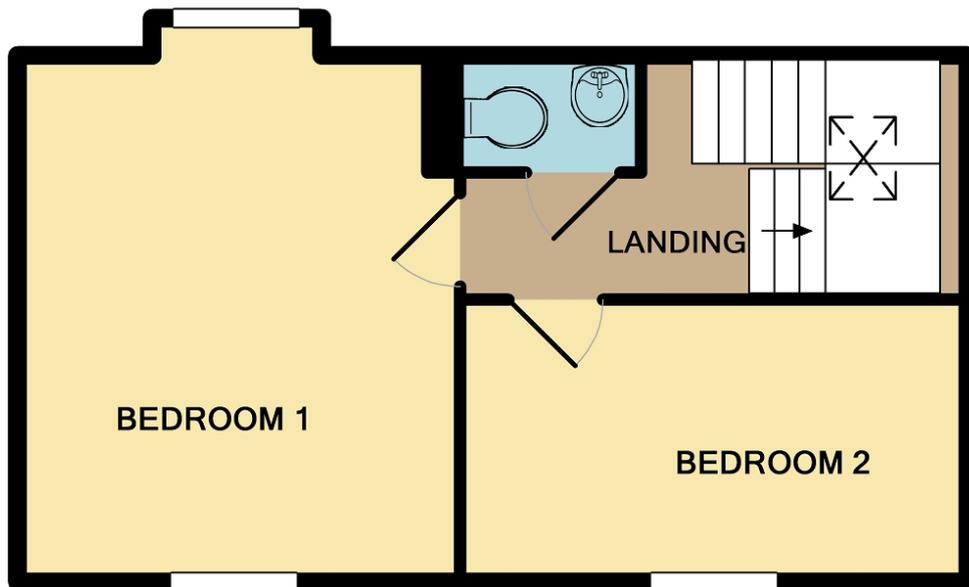
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

EPC RATING

The EPC rating for this property is C69



GROUND FLOOR
 APPROX. FLOOR
 AREA 319 SQ.FT.
 (29.6 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 346 SQ.FT.
 (32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)

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

Made with Metropix ©2021

Ross Nicholas & Company Limited
 334 Lymington Road, Highcliffe, Dorset, BH23 5EY
 01425 277 777
 highcliffe@rossnicholas.co.uk