

Flat 6, Regent House, 421 Lymington
Road, Highcliffe, Christchurch, Dorset,

Asking Price **£350,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

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A spacious, 3 bedroom, 2 bath, Town Centre apartment...

A well maintained communal entrance hall with security Entryphone and stairs/lift provide access to the first and second floors. This flat is located on the first floor.

The private front door to the property takes you into the entrance hall. There are three storage cupboards including an airing cupboard housing the Megaflor water system.

Double opening doors lead to the L-shaped sitting/dining room. The room is dual aspect, with double doors opening onto a balcony. The doors are fitted with white privacy blinds and the windows with white wood shutters. Double doors leading to the kitchen.

The fully fitted kitchen is in a contemporary style with stone worktops and consists of a one and a half sink and drainer unit with mixer tap and waste disposal system, built-in 'AEG' double eye level oven with inset gas hob and extractor, integrated washer/dryer, integrated full size 'BOSCH' fridge and separate freezer and integrated full sized 'BOSCH' dishwasher. The floor is tiled, partly tiled walls and ceiling down lighters. The gas boiler (approx. 4 years old) is wall mounted and enclosed in a cupboard.

The master bedroom is at the rear, with a westerly facing window with fitted blinds. There are fitted wardrobes, and a door to the en-suite bathroom. The en-suite comprises a panelled bath with mixer tap and shower attachment, shower cubicle, wash hand basin set into vanity unit, WC, fully tiled walls and floor, extractor fan and heated towel rail.

The two remaining double bedrooms also face west and both windows have been fitted with blinds. The shower room has been beautifully and thoughtfully fitted out. There is a large walk in shower tray with a fixed glass shower screen and wall mounted controls. The wash hand basin and WC are fitted within a high gloss light grey vanity unit with storage under. All complemented by with a

contrasting quartz effect counter-top and LED mirror with integrated shaver point. Tiled floor to ceiling, heated towel rail.

Outside

There is a well maintained communal gardens mainly laid to lawn with various established shrubs throughout.

The apartment is conveyed with its own private garage, and there are additional visitor parking spaces.

Tenure & Maintenance

We understand the property is Leasehold with the remainder of a 125 year lease from 2001.

We understand an annual maintenance charge is payable which amounts to approximately £2000, and this includes a proportion towards the reserve fund.

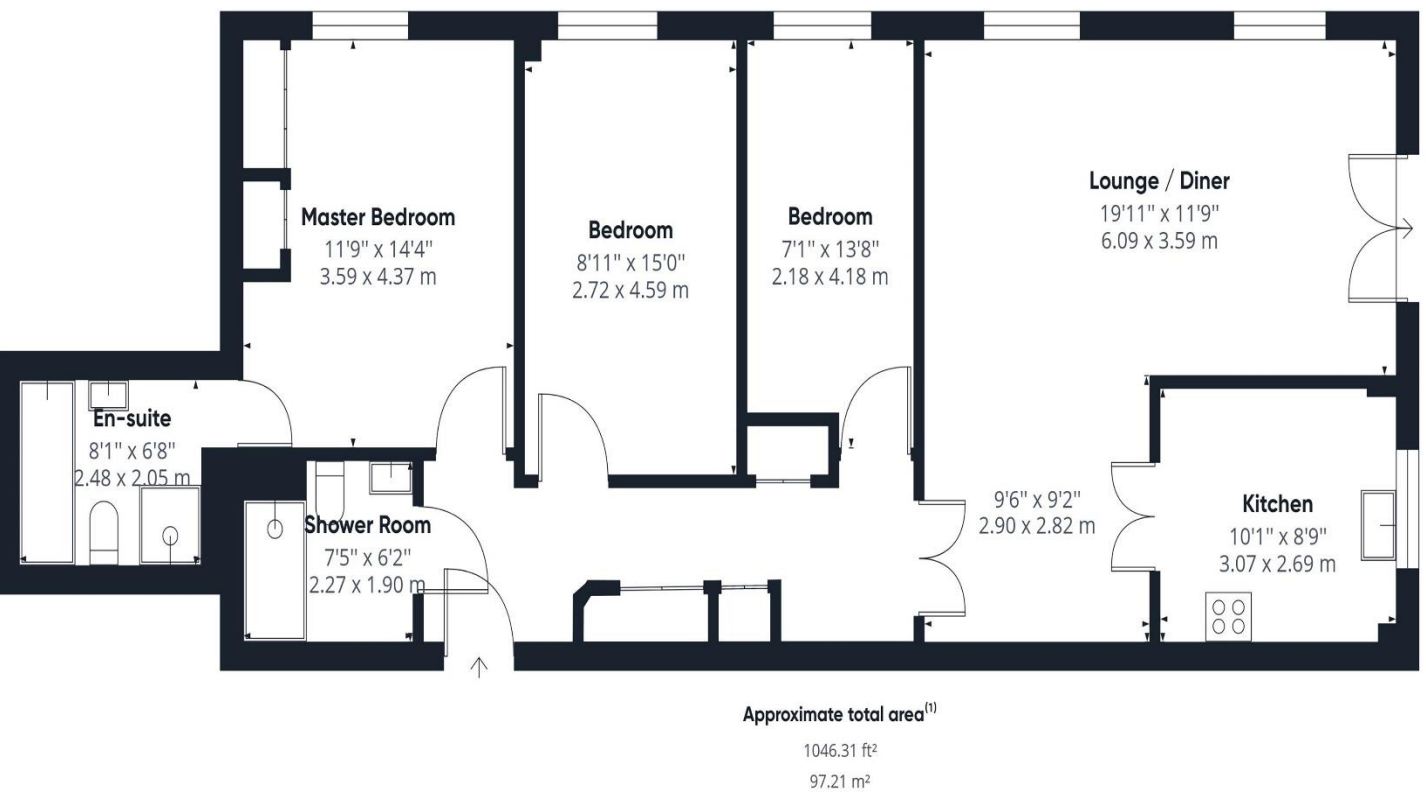
We understand that an annual ground rent is payable which amounts to £225.

Council Tax Band E.



KEY POINTS

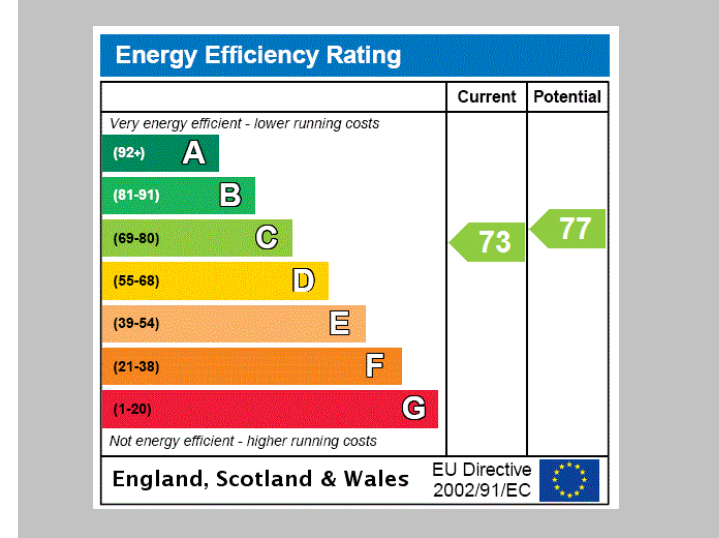
- Totalling approx. 1100 sq.ft.
- 125 year lease from 2021
- Lift and stairs for access
- Located on High Street
- Balcony of the lounge
- Garage and visitor parking



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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