

Slades

A BRIGHT & SPACIOUS 3 DOUBLE BED FFF SET IN THE HEART OF HIGHCLIFFE... FULLY MODERNISED TO THE HIGHEST STANDARD... MASTER WITH EN-SUITE... FURTHER SHOWER/W.C... LARGE OPEN PLAN LOUNGE/KITCHEN DINER WITH WINDOWS ON 3 SIDES... VACANT POSSESSION... EARLY VIEWING STRONGLY RECOMMENDED...

**299a Lymington Road,
Highcliffe, Christchurch, Dorset BH23 5EG**



PRICE: £210,000

Viewing: By appointment only via Slades Estate Agents.
365 Lymington Road, Christchurch, Dorset, BH23 5EY
Tel: **(01425) 277773** or email: enquiries@sladeshighcliffe.co.uk

Directional Note: The flat can be found in the heart of Highcliffe town centre. The accommodation in detail with approximate measurements comprises:

Part glazed front door to:

ENTRANCE VESTIBULE: High level cupboard housing electric meter and RCD fuseboard, stairs to first floor landing, UPVC double glazed window to side, downlighters, laminate wood flooring, door to:

ENTRANCE HALL: Trap to roof void, access to:

OPEN PLAN KITCHEN/LIVING ROOM: 18'5" x 12'11" (5.61mx 3.94m) A light and airy triple aspect room with UPVC double glazed windows to rear and both sides, full length range of contemporary kitchen units including stainless steel sink unit set in work surfaces with drawers and cupboards below, range of integrated appliances including dishwasher, washing machine and fridge/freezer. 4-ring electric hob with glass/stainless steel extractor hood above and electric oven below, wall mounted cupboards including 2 wine racks, partly tiled walls, laminate flooring, 2 electric radiators, trap to roof void, downlighters.

From the entrance hall, further doors to:

BEDROOM 1: 12' x 10'8" (3.66mx 3.25m) UPVC double glazed window to front, electric radiator, television aerial point, airing cupboard housing pressurised hot water cylinder.

EN-SUITE SHOWER ROOM: Newly fitted suite comprising fully tiled shower cubicle with fitted shower and screen, pedestal wash hand basin with tiled splashback, close coupled WC, extractor fan, chrome ladder-style radiator, downlighters, tiled floor.

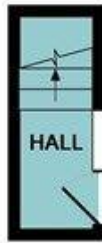
BEDROOM 2: 12' x 11'1" (3.66mx 3.38m) UPVC double glazed window to front, electric radiator, television aerial point.

BEDROOM 3: 12' x 10'6" (3.66mx 3.2m) UPVC double glazed window to rear, electric radiator, television aerial point.

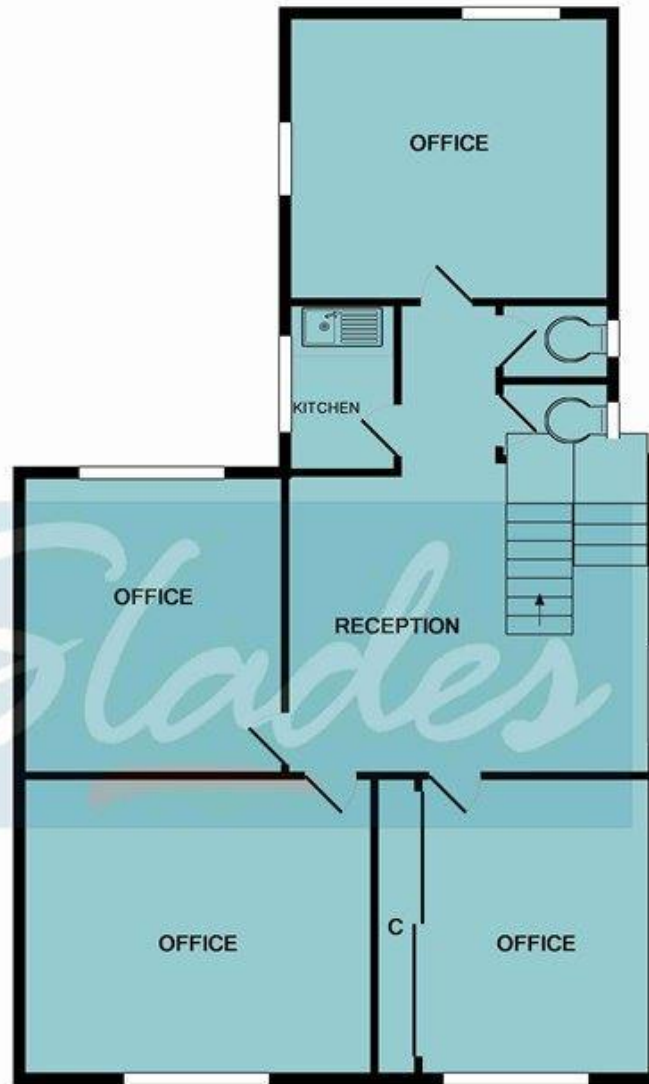
SHOWER ROOM: Newly fitted suite comprising large walk-in shower with fitted and screen, pedestal wash hand basin with tiled splashback, close coupled WC, tiled floor, downlighters, extractor fan, chrome ladder-style radiator, large wall mirror.

TENURE: Leasehold with a 999 year lease from 1995.

MAINTENANCE: A 50/50 split with the ground floor, on an 'as and when' basis.



GROUND FLOOR
APPROX. FLOOR
AREA 2.8 SQ.M.
(30 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 78.2 SQ.M.
(842 SQ.FT.)

TOTAL APPROX. FLOOR AREA 81.0 SQ.M. (871 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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. Quoted floor areas may include garages, terraces and balconies. Made with Metropix ©2015.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	39	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	