

Slades

THE EN-SUITE MASTER BEDROOM IS A REAL FEATURE OF THIS 2 BED APARTMENT FOR THE OVER 60'S... 2ND BATHROOM AND W/C... SITUATED AT THE SOUTHERLY END OF THIS POPULAR BLOCK WITH GLIMPSES OF THE SEA... JUST A SHORT LEVEL WALK TO CLIFF TOP, BUS STOPS AND TOWN CENTRE... A RARE FIND, DON'T MISS OUT...

**Flat 14 Daniels Lodge 5-11 Montagu Road,
Highcliffe, Christchurch, Dorset BH23 5JT**



PRICE: £275,000

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: From the centre of Highcliffe, continue eastward along Lymington Road, turning right at the traffic lights into Waterford Road. After a few hundred yards turn left into Montagu Road where the development will be found after a short distance on the right hand side. **Daniels Lodge is a very desirable development for over 60's and is set just two roads back from the high street with its numerous shops and eateries, as well as it's transport links. It is also just a short walk from the cliff top where you can enjoy a walk or just enjoy the stunning and unbroken views along the coast line.**

Upon entry to Daniels Lodge you walk through a very welcoming entrance and lounge area, leading through to the hallway. From there you have access to the communal washing room and the stairs or lift.

A real feature of the development is the beautifully maintained communal gardens, which are lovely and secluded as well as being of southerly aspect making it the perfect place to sit in peace and enjoy the fresh sea air.

Flat 14. Entrance hall has a good sized airing cupboard housing the tank and shelving for storage, cloaks cupboard, coved ceiling and doors to accommodation.

The sitting/dining room is dual aspect including southerly aspect windows, coved ceiling, wall mounted electric radiator, electric fire with surround, coved ceiling, television and telephone points.

From the sitting room, there is access to the kitchen which has a UPVC double glazed window, range of base and eye level cupboards with drawers and work surfaces, inset sink and drainer unit, inset electric hob and eye level electric oven, integrated fridge and freezer, partly tiled walls, coved ceiling with spotlights.

From the hallway, there is access to the two excellent sized bedrooms.

The master bedroom includes fitted wardrobes, wall mounted electric radiator, television aerial point, UPVC double glazed window and door leading to the en-suite shower room. This room has an obscured UPVC double glazed window, shower cubicle, wash hand basin set into vanity unit, push button low level WC, partly tiled walls, coved ceiling, extractor fan.

The second bedroom has a UPVC double glazed window and a coved ceiling, television aerial point, electric radiator.

The bathroom comprises a white bathroom suite with panelled bath, wall mounted shower head and controls, wash hand basin set into vanity unit, push button low level WC, partly tiled walls, coved ceiling.

OUTSIDE:

COMMUNAL FACILITIES: Daniels Lodge is a safe and secure building and benefits from excellent communal facilities including a beautifully appointed residents lounge, guest bedroom suite which can be booked for a small charge through the house manager for visiting friends & relatives and a communal laundry facility. In addition, each apartment benefits from a 24 hour Careline facility.

PARKING: Tarmacadam driveway leads to a block-paved visitors and casual parking area to the rear of the development. In addition, a covered mobility scooter parking and charging area is also available.

GARDENS: Daniels Lodge is set in landscaped communal grounds laid to areas of lawn and incorporating shaped shrub beds and mature trees. The grounds also incorporate paved patio areas and pathways and the driveway area is illuminated at night by electric lighting.

SITTING/DINING ROOM: 23'2" x 10'5"

KITCHEN: 8'5" x 7'5"

BEDROOM 1: 15'6" x 9'3" including wardrobes

EN-SUITE: 7'7" x 7'7"

BEDROOM 2: 15'6" x 9'3" maximum measurements

BATHROOM: 6'8" x 5'6"

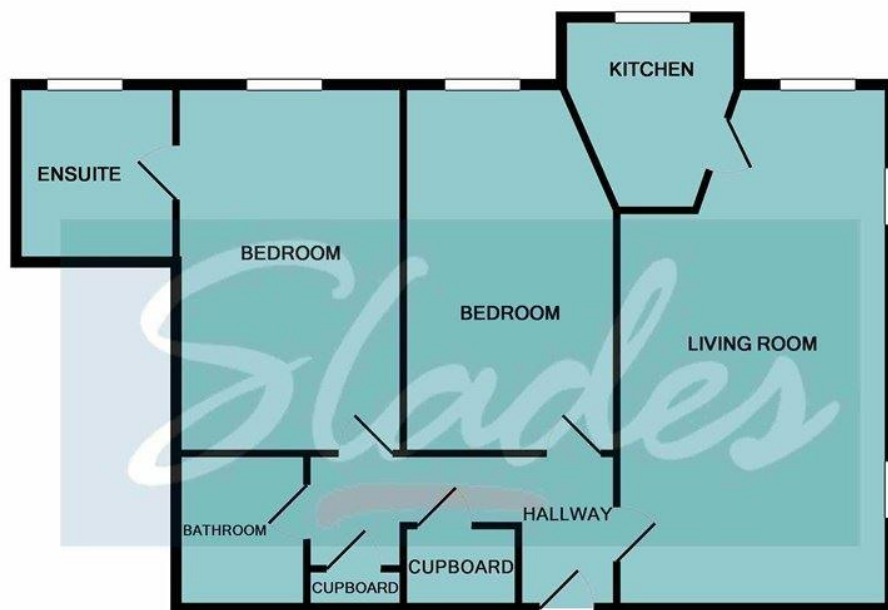
MAINTENANCE: A maintenance charge of approximately £1427.27 per half year is payable.

GROUND RENT: A ground rent charge of approximately £622 per annum is payable.

TENURE: Leasehold with approximately 114 years remaining.

COUNCIL TAX: Band D.

Please note that we have not seen confirmation of this information.



TOTAL APPROX. FLOOR AREA 74.0 SQ.M. (797 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.
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