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1 bedroom flat for sale, Wortley Road, Highcliffe, Christchurch BH23 (1350 GBP)

Location **South West, Dorset**
https://www.freeadsz.co.uk/x-161279-z

A well presented top (second) floor apartment situated in a centrally located purpose built retirement complex specifically designed for residents over the age of 60. The property benefits from electric night storage heating, modern shower room and Kitchen as well as featuring a residents emergency call system for peace of mind.Communal Entry DoorSecure with speaker phone entry system leading to the communal entrance hallway providing access to the residents lounge and Kitchenette and further access to stairs and lift to the second floor where the property will be found. Door with spyhole leads to:Entrance HallwayCeiling light point, double power point, emergency pull cord and phone system, door to:Living/Dining Room (19'6 x 11'5 (5.94m x 3.48m))Wood effect UPVC double glazed window to rear, wall mounted Dimplex electric night storage heater, power points, ceiling and wall light points, television point. Emergency pull cord. Multi paned glazed doors open to the:Kitchen (6'2 x 8'2 (1.88m x 2.49m))Fitted with a range of base and wall mounted cupboard and drawer units with areas of laminate work surface over. Inset four ring electric hob with oven beneath. Inset sink unit with mixer tap over and drainer adjacent. Space and plumbing for washing machine and space for tall standing fridge/freezer. Power points. Ceiling strip light point. Part tiled walls and linoleum flooring.Bedroom (15'3 x 8'1 (4.65m x 2.46m))Wood effect UPVC double glazed window to rear. Built in wardrobe with mirror fronted doors housing shelving and hanging space. Airing cupboard with Megaflow hot water cylinder and slatted linen shelving. Further adjacent cupboard with shelving and housing fusebox. Wall mounted electric night storage heater. Power points. Wall light point. Television point. Telephone point. Emergency pull cord.Shower RoomFitted with a white four piece suite comprising walk in shower cubicle with Chrome fitments, pedestal wash hand basin, low level flush WC and bidet. Fully tiled walls. Ceiling light point. Electric heated towel rail.OutsideThe property sits in well tended communal gardens laid mainly to lawns with attractive deep mature shrub borders with lit pathways to the residents and visitors car parking areas. There is also a residents communal drying area to the rear of the visitors car park.Leasehold InformationWe understand that the property has the balance of a 125 year lease from when it was built and we are awaiting the vendor to confirm the exact amount of years remaining. Maintenance and Ground Rent are payable and we are informed that this is in the region of 1, 500 per annum but again, we are awaiting confirmation of this from the vendor.Directional NoteFrom our office in Highcliffe proceed in an Easterly direction towards New Milton. At the main set of traffic lights take the right hand turn into Waterford Road and first right again into Wortley Road where The Farthings will be seen on the corner.Please NoteAll 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.You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board your own or any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions or material taken from this site.

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