

27 Hoburne Gardens, Highcliffe, Dorset. BH23 4PP

£1,225 Per Calendar Month







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



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Situated in a quiet location close to local shops and within walking distance of Highcliffe Comprehensive School is this recently repainted two double bedroom Ground Floor apartment available immediately on an unfurnished basis.







ENTRANCE HALL

Accessed via a UPVC opaque double glazed entrance door, two ceiling light points, large under stairs storage cupboard housing Gas and Electric meters and Electric consumer unit, wall mounted panelled radiator, laminate wood flooring.



KITCHEN (8' 7" X 9' 5") OR (2.61M X 2.88M)

Large UPVC double glazed window overlooking the communal grounds to the front. Fitted with a good range of base and wall mounted units with areas of laminate roll top work surface over. Inset stainless steel sink unit with mixer tap over and drainer adjacent. Inset four burner Gas hob with electric fan assisted oven beneath and filter extractor canopy over. Ceiling strip light point, space and plumbing for slimline dishwasher, space and plumbing for automatic washing machine. Space for tall standing fridge/freezer. Part tiled walls, tiled floor and tiled splash back.

LIVING/DINING ROOM (15' 11" X 11' 11") OR (4.86M X 3.63M)

Large UPVC double glazed window overlooking the communal grounds to the rear, laminate wood flooring, ceiling light point, power points, television point, two wall mounted panelled radiators.



BEDROOM 1 (14' 11" X 11' 11") OR (4.55M X 3.63M)

Maximum measurement into recess. Large UPVC double glazed window overlooking the communal grounds to the rear, ample space for fitted or freestanding bedroom furniture, ceiling light point, wall mounted panelled radiator, power points.

BEDROOM 2 (12' 11" X 8' 7") OR (3.93M X 2.62M)

Situated to the front of the property with UPVC double glazed window overlooking the communal gardens to the front, ceiling light point, ample space for fitted or freestanding bedroom furniture, power points, wall mounted panelled radiator.

BATHROOM

Fitted with a white three piece suite comprising panel enclosed bath with independent Triton shower fittings to one end with a concertina screen, pedestal wash hand basin and low level flush WC, fully tiled walls and tiled floor, opaque double glazed window to front, ceiling light point, wall mounted panelled radiator. Large cupboard housing the Gas fired combination boiler with some slatted linen shelving.

OUTSIDE

The property is set in park like communal grounds with expansive areas of lawn, mature trees, bushes and hedging with a communal bin and drying area situated nearby. To the side of the property there is then a:

GARAGE IN BLOCK (18' 1" X 9' 0") OR (5.50M X 2.75M)

Situated in the block nearby with metal up and over door

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road until reaching the Hoburne roundabout. take the third exit onto Hoburne Lane and follow the road up the hill taking the left hand turn into Smugglers Wood Road. Hoburne Gardens is situated a little way down on the left and the property is set back from the road down a private drive where it is numbered.

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.

DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.comThe DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

EPC RATING

The EPC rating for this property is C72

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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