

31 Daniels Lodge Montagu Road, Highcliffe, Dorset. BH23 5JT

£950 Monthly







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



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A well presented and very spacious one bedroom top floor apartment (with lift) set in this prestigious retirement block for the over 60's. The property is available immediately and is unfurnished. Benefits of the block include a Lodge Manager who is present Monday-Friday 8.30am to 3pm, well lit residents lounge where you can enjoy company of other residents and planned events as well as well maintained communal gardens all situated within a level walk of the high street facilities, doctors surgery and bus routes.







COMMUNAL ENTRANCE DOOR

Accessed via secure entry phone system leads into the communal lounge area with stairs and lift then rising to all floors. This property is situated on the second floor.



ENTRANCE HALL

Large airing cupboard with Pulsacoil water system, ceiling light point, further small cupboard with electric meter and consumer unit. Doors to all rooms.

LIVING/DINING ROOM

A substantial room with dormer window to the front aspect, wall mounted Dimplex night storage heater, ceiling light point, power points. Door to:

KITCHEN

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and freezer. A window to the side allows for light and ventilation.



BEDROOM

Large built-in mirror fronted sliding door wardrobe gives access to hanging space and shelving, UPVC double glazed window to the front, further space for bedroom furniture.

SHOWER ROOM

The Shower Room offers a large shower with a foldable half-height shower screen, a heated towel rail, WC and wash hand basin with vanity unit beneath.

COMMUNAL FACILITIES

Churchill Retirement Living are renowned for the quality of their developments and the facilities that are provided for their residents. Daniels Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the on site Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.
Daniels Lodge's manager, Mark, is on hand throughout the day to support the residents and keep the development in perfect shape. Mark arranges many regular events in the Owners' Lounge from coffee mornings to games afternoons. For any visiting guests, the furnished twin guest suite is perfect and available for a very reasonable charge per night for friends and family.



OUTSIDE

The block is set in beautifully tended communal gardens laid mainly to lawn with deep mature shrub and plant borders and predominantly facing South. There are paved walkways winding through the grounds to little pockets of seclusion to relax in, some with seating areas. To the rear and side of the block there are numerous residents parking bays which are operated on a first come first served basis.

DIRECTIONAL NOTE

From our office in Highcliffe proceed to the main traffic lights and turn right into Waterford Road taking the third turning left into Montagu Road. Daniels Lodge will then be found on the right hand side.



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

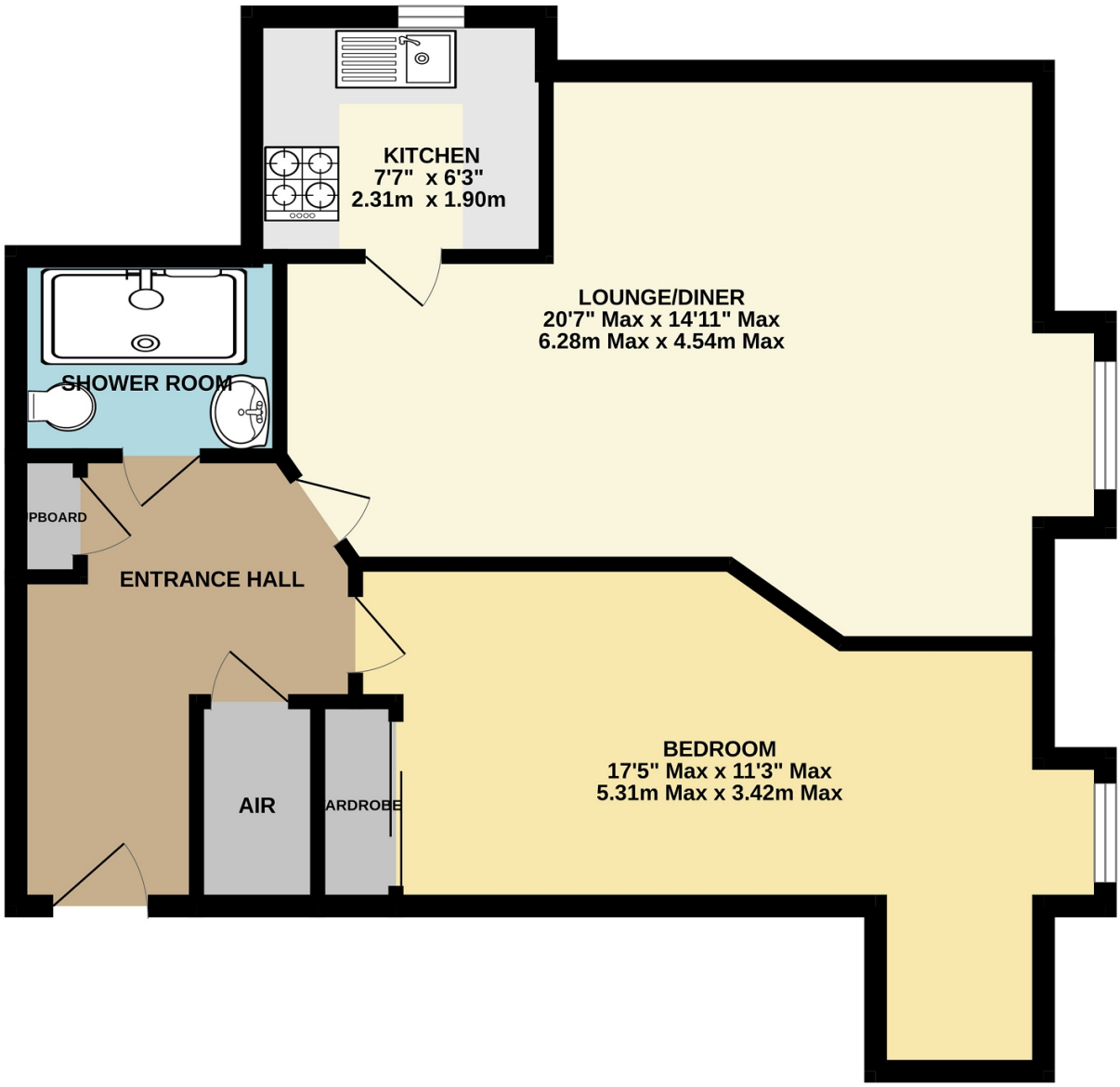
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.comThe DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest 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 C69



SECOND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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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