



Total Area: 103.6 m<sup>2</sup> ... 1115 ft<sup>2</sup>

All measurements are approximate and for display purposes only



6 Camelia, 19 Earlsdon Way, Highcliffe On Sea, BH23 5TB

£320,000

**Mitchells**  
1963 — TODAY



An immaculate and spacious, south facing balcony apartment with lift access and a lovely bright outlook. This super apartment has 1115sq ft of beautifully appointed living space with modern fittings and tasteful décor and is just moments from the bustling high street. Camelia forms part of the prestigious 'Marydale' development where there are three blocks of high-quality apartments set in glorious landscaped communal gardens. Flat 6 is on the first floor and enjoys a lovely outlook from all aspects and was comprehensively modernised to a high standard. The communal entrance is very impressive with a wide, carpeted staircase and security entry phone system. The apartment itself features large room sizes with a fantastic L shaped sitting/dining room that faces south and has access to the balcony.

The development has been extremely well run over the years with the residents having a share on the freehold meaning the block is in excellent condition with the recent addition of a passenger lift. No forward chain.

- Purpose built apartment of 1115sq ft within easy reach of the high street, cliff top and beach
- Quality fitted kitchen with some integrated appliances
- Two spacious double bedrooms, both with generous fitted wardrobes
- Refitted, fully tiled shower room with separate wc/bidet
- Gas fired central heating and UPVC double glazed windows
- Casual parking, allocated garage in a nearby block and extensive communal gardens and grounds (upkeep paid for out of the service charge)
- Shared freehold with balance of 999 year lease
- Current years service charge £2361.42 plus contribution to lift maintenance
- A top quality apartment in a very quiet, yet convenient location
- EPC 'C'
- Council Tax Band 'D' £2,175.21

