



15 The Hoy, 167-169 Lymington Road, Highcliffe, BH23 4JS

£325,000

Mitchells
1963 — TODAY

A stunning, top floor apartment of about 805sqft in The Hoy, an extremely smart development by Colten Homes. Built in 2021 to an exacting specification, the internal finish of the flat is outstanding and the quality continues throughout the communal parts.

The Hoy was the first phase of apartments to be built on this stretch of Lymington Road and are arguably the best. No 15 is on the top floor and has been hardly used since new and enjoys a crisp contemporary interior with a quality finish. Completely immaculate and offered with vacant possession.

- Purpose built apartment of quite some style, accessed via a passenger lift
- Two spacious double bedrooms with two luxury bath/shower rooms (one en-suite)
- Bright and airy open plan kitchen/living space with fully integrated kitchen with stone worktops
- Separate utility room
- High performance gas fired heating and UPVC double glazing
- Allocated parking space, lovely communal gardens and just short stroll to the beach and village centre
- First class inside and out
- Shared freehold thus no ground rent payable, balance of 125 year lease from June 2021
- Maintenance charge £870 per ½ year
- Council Tax 'D' £2287.80
- EPC 'B'

