



Total Area: 58.6 m² ... 630 ft²

All measurements are approximate and for display purposes only



1 The Farthings, Wortley Road, Highcliffe, BH23 5DR

£165,000

Mitchells
1963 — TODAY

A well-presented, ground floor flat in this purpose-built block, right in the centre of the village being most convenient for the shops, bus connections, cliff top and beach. Designed exclusively for the over 60's, The Farthings also features a part-time house administrator, a well-equipped residents lounge and communal gardens. This well positioned flat is close to the communal front door (so a very short walk) and enjoys a sunny southerly aspect towards Wortley Road. It is in good condition with a fitted kitchen and shower room, two double bedrooms and electric heating. Please note that contracts cannot be exchanged before 1st October 2024. No forward chain.

- Balance of 125 year lease from 15th May 1991 (about 92 years remaining)
- Ground rent 1/4/24- 30/9/24 - £167.50
- Service charge 1/4/24- 30/9/24 -£883.52
- Service charge (general reserve) 1/4/24- 30/9/24 - £274.38
- Bright and airy flat in good decorative order
- Fitted wardrobes to bed one and two cupboards in hallway
- 24 Hour Careline facility (cost paid for out of the service charge)
- Residents lounge with adjacent kitchenette, available at no charge for social gatherings and access to communal gardens
- Council Tax 'D' £2175.21
- EPC 'C'



Residents Lounge



Residents kitchen

