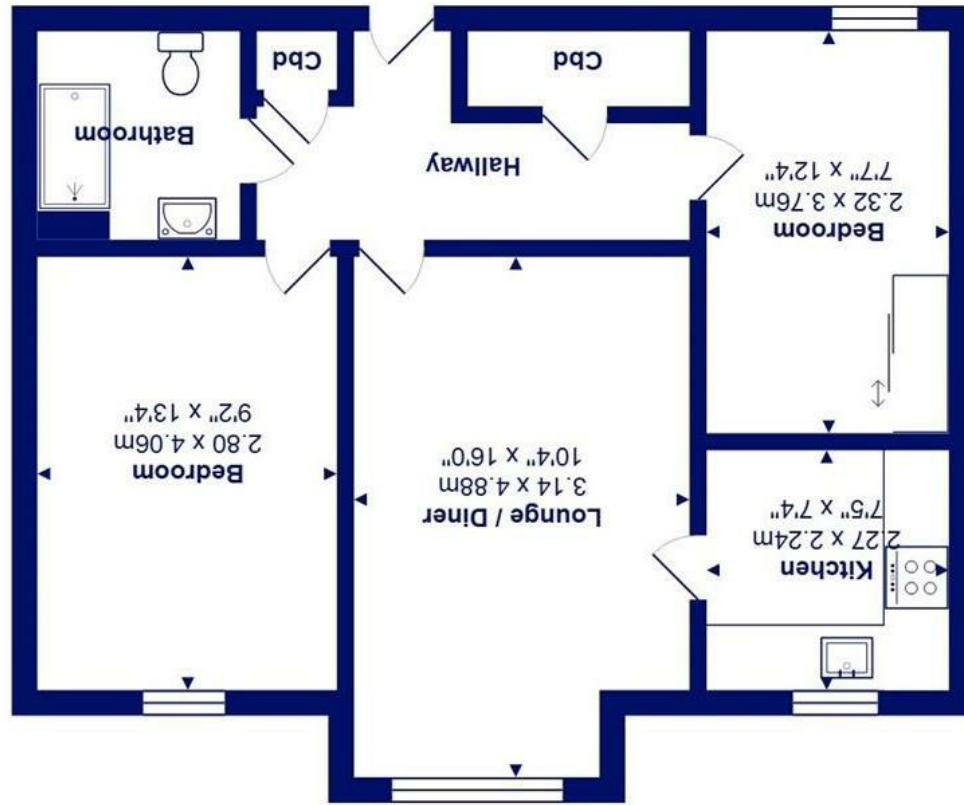


All measurements are approximate and for display purposes only

Total Area: 51.2 m² ... 551 ft²



1 Wortley Road, Highcliffe On Sea, BH23 5DR

£170,000

Mitchells
1963 — TODAY

A nicely presented first 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 and passenger lift. No forward chain.

The flat enjoys bright and airy accommodation overlooking Waterford Road. It is in good condition with a fitted kitchen and shower room, two double bedrooms and electric heating.

- Balance of 125 year lease from 1991 (about 92 years remaining)
- Maintenance £2484.83 p/a
- Ground Rent £335 p/a
- 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

EPC Rating Band: B
Council Tax Band: D
Leasehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

