



Cloverdale Court Anning Road, Lyme Regis DT7 3ED

welcome to

Cloverdale Court Anning Road, Lyme Regis

Fox & Sons are delighted to bring to the market this spacious and recently renovated two bedroom first floor apartment. Situated in Cloverdale Court, a highly regarded and well maintained complex of retirement apartments located in the beautiful coastal town of Lyme Regis.

Communal Entrance

Accessed via secure door entry system, stairs rising to upper floors and lift

Entrance Hallway

Entered via wooden front door, two built in cupboards, night storage radiator, wall mounted fuseboard and ceiling light points

Kitchen

11' 5" x 5' 9" (3.48m x 1.75m)

Open to lounge, uPVC double glazed window to side aspect, range of wall and base units with worktop over, tiled splashback, integrated fridge/freezer, integrated electric oven and induction hob with cooker hood over, space for washing machine, ceiling light point and breakfast bar opening onto lounge

Lounge

16' 11" x 11' 5" (5.16m x 3.48m)

uPVC double glazed window to rear aspect, night storage radiators and ceiling light points

Master Bedroom

12' 8" x 8' 9" (3.86m x 2.67m)

uPVC double glazed window to rear aspect, built in cupboard, night storage radiator and ceiling light point

Bedroom Two

12' 8" x 6' 6" (3.86m x 1.98m)

uPVC double glazed window to rear aspect, built in cupboard, night storage radiator and ceiling light point

Bathroom

uPVC opaque window to side aspect, walk in shower, wash hand basin and WC vanity unit, heated

towel rail, part tiled walls and ceiling light point

Communal Gardens

Rear garden:

Laid to lawn, paved path and steps leading to patio seating area with a view to the sea and a range of beautiful trees, flowers and plants

Front garden:

Stunning manicured laid to lawn garden with a range of flowers and plants

Communal Lounge

Communal lounge area with garden access

Parking

Ample parking with covered section also, outside lighting and tap, numerous storage facilities, recycling area and mobility scooter charging point

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





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welcome to

Cloverdale Court Anning Road, Lyme Regis

- SPACIOUS & RECENTLY RENOVATED TWO BEDROOM APARTMENT
- SOUGHT AFTER RETIREMENT COMPLEX
- COUNCIL TAX BAND D
- ACCESS TO BEAUTIFUL COMMUNAL GARDENS & LOUNGE
- AMPLE PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 4500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Total floor area 58.1 m² (625 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
AXM104458 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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