



PARK LANE, £465,000 SHARE OF FREEHOLD, COUNCIL TAX BAND-E EPC-C

A SUPERB TWO BEDROOM CLIFF TOP APARTMENT, WITH TREMENDOUS COASTAL VIEWS OF THE ISLE OF WIGHT, HURST CASTLE, ACROSS TOWARDS CHRISTCHURCH BAY AND HENGISTBURY HEAD. SITUATED WITHIN WALKING DISTANCE TO THE VILLAGE CENTRE AND ALL ITS AMENITIES.



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On entering the communal hallway of the development, the well-tended nature of Richmond Court becomes apparent with the immaculately kept hallway and stairwell. There is also a serviced lift which rises to all floors affording comfortable access to the apartments.

Approach:

The apartment is found on the first floor with a door leading to:

Entrance Hallway:

Double sliding door built-in cupboard with hanging rail and separate storage space. An adjacent single door built airing cupboard housing the factory allowed hot water cylinder with built-in time switch and controls and slatted shelving for additional storage, a single radiator, a telephone point and power points. Doors off to all accommodation, including part wooden and obscure glazed double doors with matching side screen which lead to the:

Living/Dining Room:

Light and airy room with a dual aspect having a double glazed sealed window to the side looking out towards Lymington Harbour and the Isle of Wight. Further double glazed sliding patio doors which lead to the covered Terrace with panoramic views out towards the Isle of Wight and The Needles. The Terrace is enclosed to both sides and front with wrought iron and glazing with a wooden deck flooring and outside courtesy light. The Dining Room has both single and double radiators, four wall light points, television aerial points and power points.

Kitchen/Breakfast Room:

Double glazed window to the rear, roll edged work surface in part to 3 walls with a range of base and draw units below with further matching wall mounted units over. 1 1/2 bowl stainless steel sink and drain unit set to the work surface with monitor above, there is space and plumbing below for a washing machine and/or dishwasher, also space for upright fridge freezer. A matching larder style unit incorporating an electric double oven and microwave with adjacent four ringed hob with extractor fan and light above. A built-in dummy cupboard housing the heating and hot water boiler with wall mounted timer switch and controls.

Bedroom One:

Double glazed full height window to the front again enjoying panoramic views out to the Isle of Wight and The Needles, a double radiator, a double louvre built-in wardrobe with hanging rails to both sides and storage space over, television aerial points and power points. Further door to:

En Suite Shower Room:

Matching suite comprising of low-level WC, a pedestal wash hand basin with mono taps over and walk in shower cubicle with wall mounted Myra shower, a wall mounted radiator and tiling to all visible wall space.

Bedroom Two:

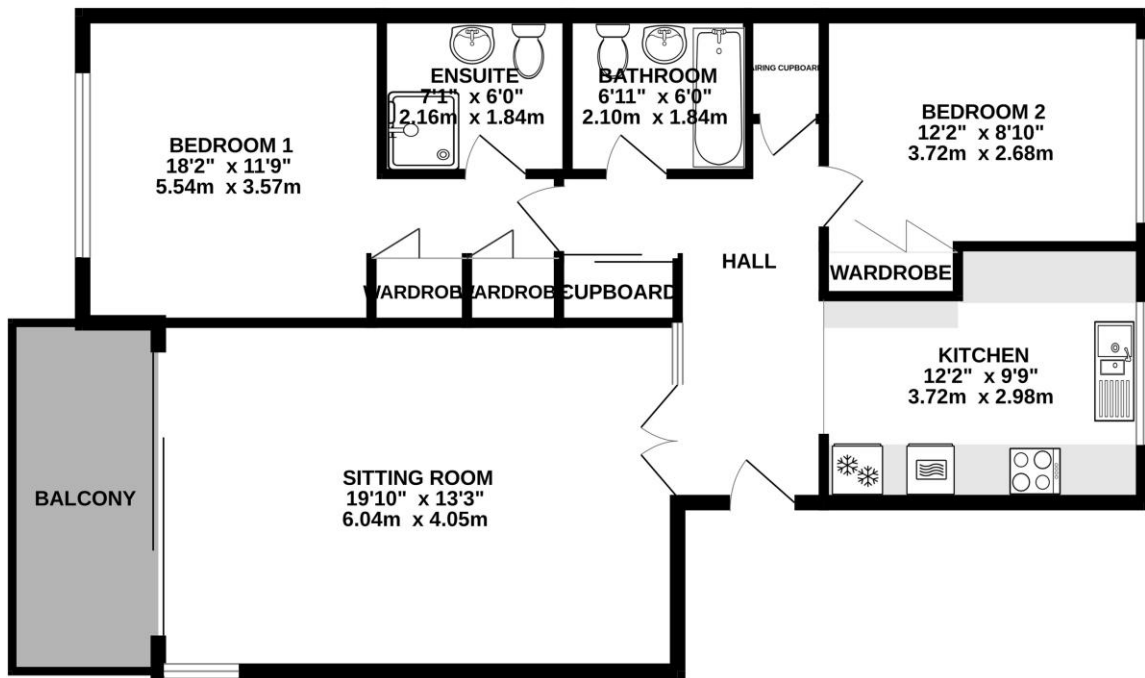
Double glazed window to the rear, double louvre built-in wardrobe with both hanging rail and separate storage space, a double radiator and power points.

Family Bathroom:

Matching suite comprising of low-level WC, a pedestal wash hand basin, a panelled bath with grab rails and wall mounted electric shower over, a single radiator and tiling to all visible wall space.



FIRST FLOOR
866 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Ref: MOS240035

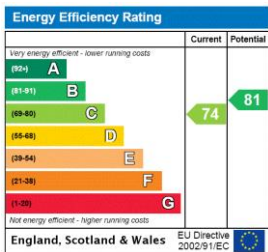
Water Supplier: Southern Water

Heating: Potterton Gas Boiler

Broadband: Now TV at 60mps

Coastal Erosion Management in you Area- Gov.uk

Shown were correct at the time of printing.



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