



A WELL PRESENTED 2 BEDROOMED GROUND FLOOR RETIREMENT APARTMENT
CONVENIENTLY SITUATED JUST A SHORT WALK FROM THE TOWN CENTRE AND
SEAFRONT



Flat 4 Cloverdale Court, Anning Road, Lyme Regis DT7 3ED
Guide Price £160,000

- Ground Floor Flat
- Very Well Presented Throughout
- Easy Access to Town Centre and Seafront
- Living/Dining Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Communal Garden
- Parking
- Over 55 Age Restriction

No. 4 is a very well presented and modernised ground floor apartment located in the Cloverdale Court retirement complex situated close to the town centre. The flat benefits from good space throughout and has been looked after extremely well by the current owners. Key features include a high quality kitchen and bathroom suites, whilst there is a pleasant patio area for the flat, accessed via the main living space.

Cloverdale Court is a well-maintained complex of purpose built retirement apartments. Included within the management charge is a part time Facilities Manager who organises the day to day running of the property and a 24 hour alarm system in place to which all the flats are connected. There is also a Residents' Association making use of the excellent Residents' lounge facilities. From outside Cloverdale Court there is a local shuttle bus stop which runs throughout the town.

Lyme Regis is a picturesque coastal town noted for its many character buildings, centuries old Cobb Harbour and unspoilt surrounding countryside. The town centre provides good shopping facilities for day to day needs and the larger centres of Taunton and Exeter are both about 28 miles away. There is a main line railway station at Axminster (6 miles inland). In Lyme Regis there is also a sailing club, bowls, golf course, theatre and numerous local societies.

The Accommodation Comprises:

GROUND FLOOR

Communal Reception Hall

With stairs to:

Communal Landing

Panelled front door to:

FLAT 4

Entrance Hall (L Shaped)

'Dimplex' electric night storage radiator, airing cupboard housing newly fitted hot water cylinder, built in cupboard, entry phone system. Doors to:

Living/Dining Room

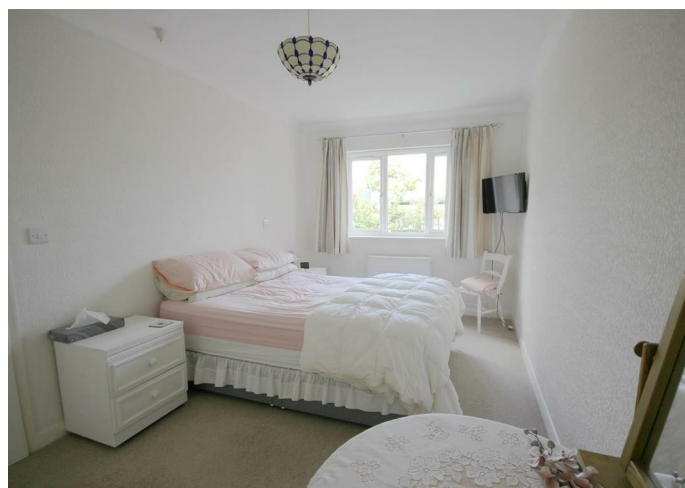
19'9" x 11'6" (6.02m x 3.51m)

uPVC double glazed french doors to patio area and communal garden. 2 'Dimplex' night storage radiators.

Kitchen

8'4" x 7'8" (2.54m x 2.34m)

A high quality suite fitted with wall and base units, laminate work surfaces, 1.5 bowl brushed stainless steel sink with pillar tap. Space for washing machine, 'Bosch' electric hob and under-counter oven, cooker hood, 'Bosch' fridge/freezer, part tiled splashback, wood effect tiled flooring.



Bedroom 1
16'1" x 8'10" max. (4.90m x 2.69m)
Double and single fitted wardrobes, 'Dimplex' night storage radiator.

Bedroom 2/Study
8'4" x 6'4" (2.54m x 1.93m)

Bathroom
A fitted suite comprising panelled bath with ornate tap, overhead 'Triton' electric shower and screen. Fitted vanity counter with cupboard storage, inset wash basin and WC with concealed cistern. Wall mounted illuminated mirror, heated electric towel rail, wood effect tiled flooring, extractor.

OUTSIDE SPACE
Landscaped communal gardens to both the front and rear of the building with an unallocated parking space. Outside the french doors is a patio area which is screened from the roadside by various shrubs and a pathway with gates leading to the parking area and Charmouth Road.

MATERIAL INFORMATION
Local Authority: Dorset Council
Council Tax Band: D
Tenure: Leasehold

The apartment is held on a 999 year lease from 1989. We understand that whilst holiday lettings are not permitted, the apartments can be used as a second home or let out on a short term basis (age restriction applies). The Freeholder is Retirement Care BH Ltd., and the Management Company is First Port Ltd. The juliet balconies are due to be replaced with metal balconies in 2024.

SERVICE CHARGE
We understand the current service charge is £4,375.40 p.a. (2023/24) (which can be paid monthly or quarterly) and this includes the following:

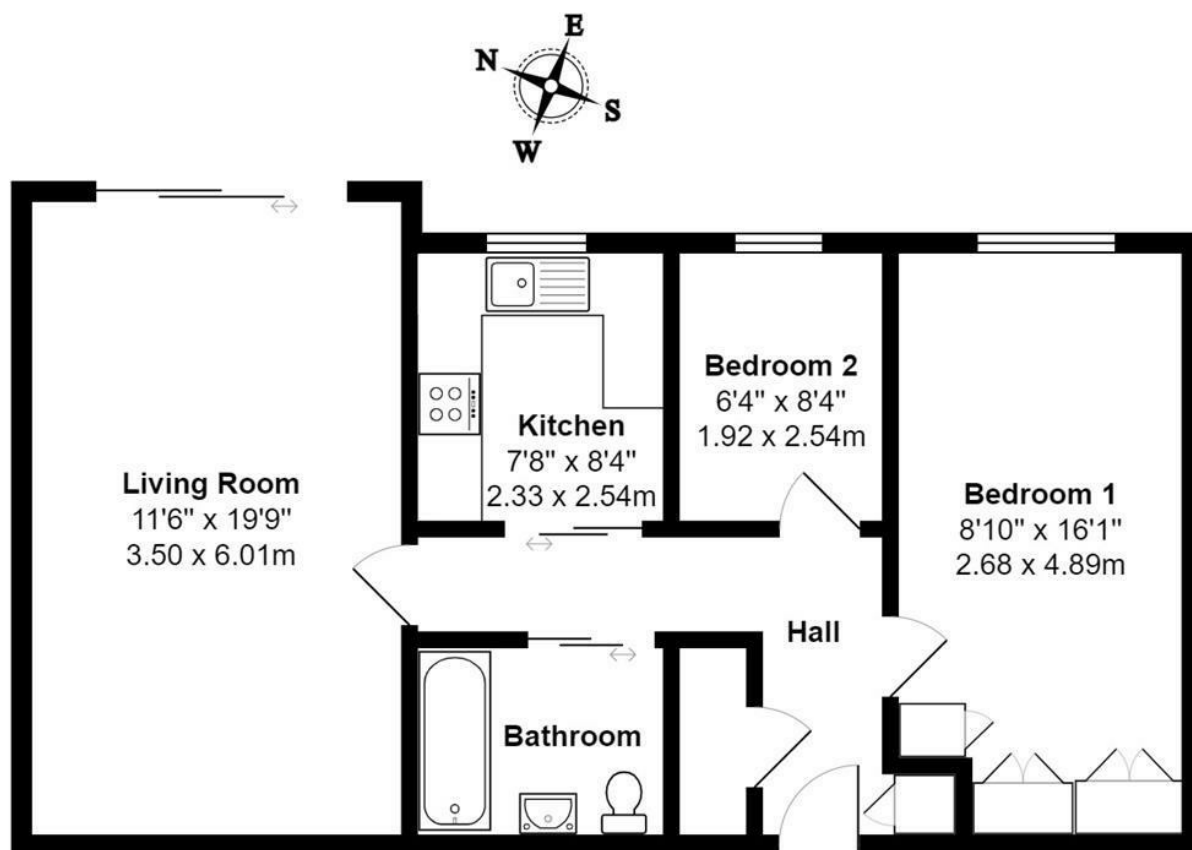
1. Service of a part-time Facilities Manager.
2. Alarm and door entry system monitoring and maintenance (24 hours).
3. Garden maintenance.
4. Cleaning of all communal areas.
5. Window cleaning (all windows).
6. Water and sewerage charges.
7. Lighting and heating of communal areas.
8. General upkeep of the estate.
9. Fire alarm maintenance.
10. Building insurance.
11. First Port Retirement Property Services fee.
12. Contingency Fund contribution for major service repair.
13. Redecoration Fund contribution for external and internal communal parts redecoration.

SERVICES
We understand the following to be correct but applicants should verify this with their own enquiries.
Electricity: Mains
Water: Mains
Drainage: Mains
Heating: Elecxttric heating. There is no gas supply to this property.
Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk. At present, telephone and broadband services are not connected to this property.

VIEWING
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Total Area: 667 ft² ... 62.0 m²

All measurements are approximate and for display purposes only.

NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4578**

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