

Flat 5, Highview Court, 46 Wortley Road,  
Highcliffe, BH23 5GJ

Asking Price **£200,000**



Bedrooms



Living



Bathroom



Parking



EST  
1992

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# One of McCarthy & Stones premier over 65's developments...

SET WITHIN ONE OF MCCARTHY & STONES PREMIER OVER 65'S DEVELOPMENTS, IS A LIGHT & AIRY ONE BEDROOM GROUND FLOOR APARTMENT. PRESENTED IN EXCELLENT CONDITION AND ENJOYING A PRIVATE PATIO THAT IS ACCESSED FROM THE LOUNGE AND OVERLOOKS THE GARDENS AND PARK BEYOND.

Highview Court provides luxury retirement 'assisted living' for the over 65s and is located just a short walk from the high street and the wonderful award winning beaches.

Furthermore, there is a waitress service restaurant, spacious residents' lounge, full time house manager and 24 careline facility, guest suite, laundry, mobility scooter store and residents' parking. Both the bus stop and medical centre are within close proximity.

On entrance to the development via secure entry system, you pass the house managers office and both the communal lounge and the residents restaurant. After a short walk you will reach the private entrance to the apartment.

In the entrance hall you have a large storage cupboard and doors to the accommodation. The sitting/dining room is a lovely square room with a fireplace and surround, another large storage cupboard and a door opening out on to the private patio where you can watch the world go by.

The good size square kitchen is accessed via glass panelled double doors from the lounge. A range of light wood effect eye and base units with cupboards and drawers. Inset sink and drainer unit, inset hob,

integral oven, integrated fridge and separate freezer.

The bedroom is a spacious double, and it has built in wardrobes along one wall.

The wet room/bathroom comprises a shower area on one side in the form of a wet room, a panelled bath, wash hand basin and a WC.

## Outside

Highview Court is set in well maintained communal gardens and grounds. There is parking available for residents and visitors.

## Tenure and Maintenance

We understand the property has the remainder of a 125 year lease which commenced in approximately 2007.

We understand a Maintenance Charge is payable which amounts to approximately £9,630.00 per annum.

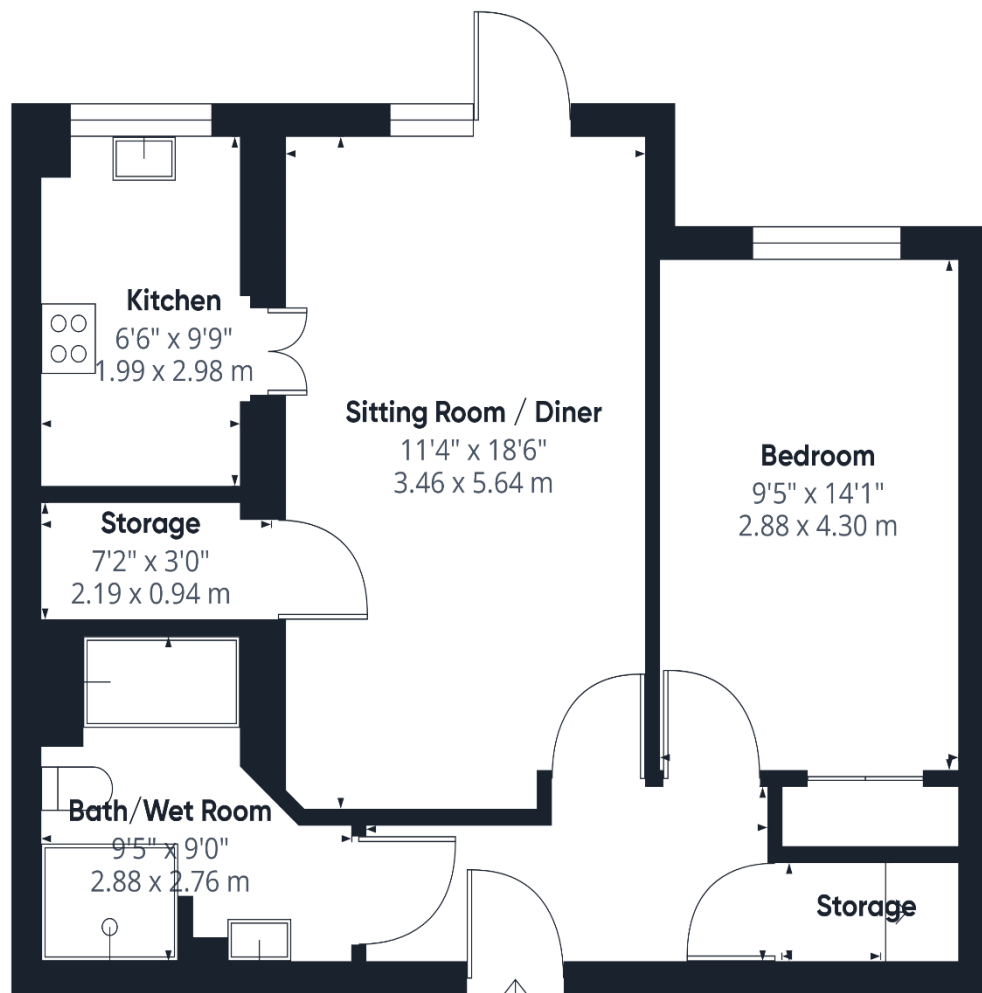
We understand an annual ground rent is payable which amounts to approximately £435.00.

The council tax is band C.



## KEY POINTS

- Larger style one bedroom ground floor apartment
- Spacious double bedroom with fitted wardrobes
- Two large storage cupboards
- Direct access to a private patio
- Owner's lounge and restaurant
- Owners parking onsite and mobility scooter store
- Full time house manager and 24/7 careline facility



Approximate total area<sup>(1)</sup>

580.07 ft<sup>2</sup>

53.89 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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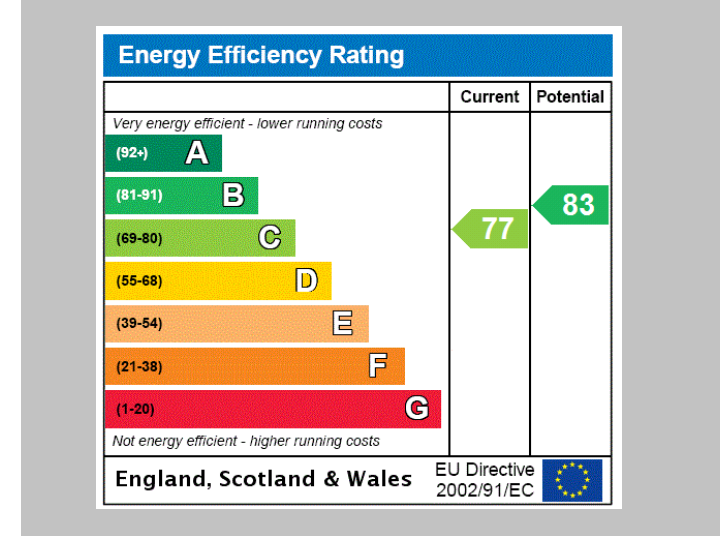


**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



# THE PROPERTY PROFESSIONALS

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