

Flat 45, Highview Court, 46 Wortley Road,
Highcliffe, Christchurch, BH23 5GJ

Asking Price **£270,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

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Superbly appointed, two bedroom assisted living apartment...

A SUPERBLY APPOINTED, TWO BEDROOM SECOND FLOOR APARTMENT IN THE PREMIUM MCCARTHY & STONE, OVER 65'S ASSISTED LIVING DEVELOPMENT OF HIGHVIEW COURT. BRIGHT AND AIRY THROUGHOUT, WITH ALL ROOMS ENJOYING A PLEASANT EASTERLY OUTLOOK OVER THE ENTRANCE, SEEING THE DAILY COMINGS AND GOINGS.

Highview Court provides luxury retirement 'assisted living' for the over 65s and is located just a short walk from the high street and Highcliffe's wonderful award winning beaches. Both the bus stop and medical centre are within close proximity.

Furthermore, there is a subsidised waitress service restaurant, spacious residents' lounge, 24 hour careline facility, guest suite, laundry, mobility scooter store and residents' parking.

From the welcoming communal entrance to Highview Court, you will pass the manager's office, and you can take one of the two lifts or the stairs to the first floor.

In the entrance hall you have a large airing/storage cupboard. All rooms have the emergency careline facility.

The bright and airy sitting/dining room has double

doors opening on to an east facing Juliet balcony, this makes for a very pleasant place to sit and enjoy the day to day comings and goings.

The kitchen is accessed via double glass panelled doors and has a range of light wood effect eye and base units with cupboards and drawers. Sink and drainer unit, inset hob, integral oven, integrated fridge and freezer.

Both bedrooms are generous double rooms. The master bedroom has built in wardrobes.

The fully tiled bathroom comprises both a shower area and a bath, a wash hand basin in vanity unit, 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 2007.

We understand a service charge is payable which amounts to approximately £12,733.00 per annum. This includes your water and sewage, along with an hour's house keeping per week.

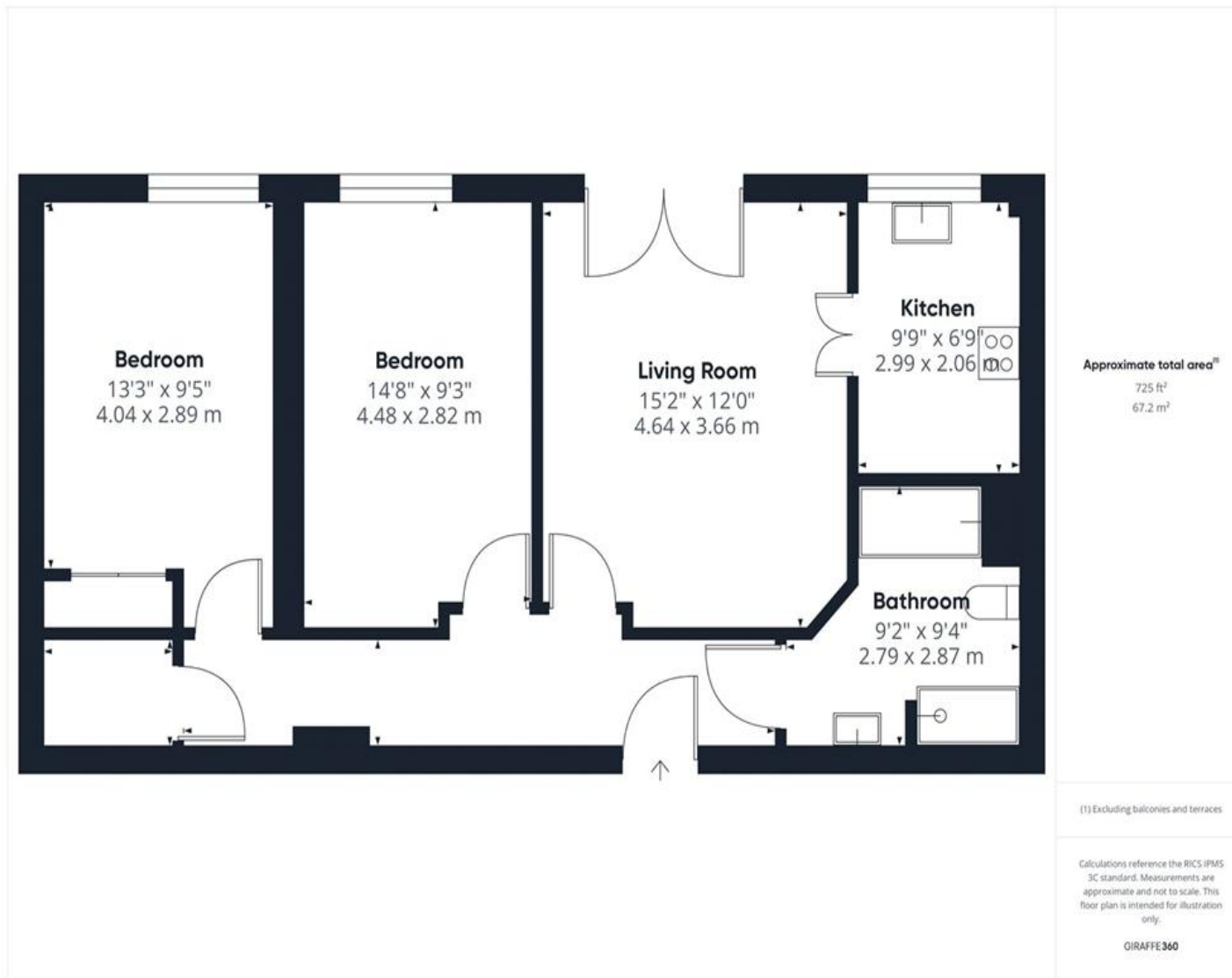
We understand an annual ground rent is payable which amounts to approximately £510.00

The council tax is band C.



KEY POINTS


- McCarthy & Stone assisted living development for the over 65s
- Excellent social and communal options available, including a pre-booked 3 course lunch
- Bright and airy apartment with a pleasant outlook over the entrance
- Close to the high street & beach
- Fitted wardrobes in master bedroom, and a large storage/airing cupboard



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Slades - Highcliffe 356 Lymington Road, Highcliffe, Christchurch, Dorset, BH1
 01425 277773 | info@sladeshighcliffe.co.uk
 Website www.sladeshomes.co.uk

