

Flat 20, Highview Court, 46 Wortley Road,
Highcliffe, Christchurch, BH23 5GJ

Asking Price **£250,000**



2

Bedrooms



1

Living



1

Bathroom



Y

Parking



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1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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'A two bed first floor apartment in an over 65's development'

A SUPERBLY APPOINTED TWO BEDROOM FIRST FLOOR APARTMENT IN THE PREMIUM OVER 65'S DEVELOPMENT OF HIGHVIEW COURT. WITH 1ST CLASS ASSISTED LIVING, IN EXCELLENT CONDITION THROUGHOUT, AND WITH A WESTERLY ASPECT TOWARDS THE RECREATION GROUND, THE PROPERTY HAS SO MUCH TO OFFER.

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. When you exit the lift, head straight ahead and the private entrance to the apartment can be found on the left hand side.

In the entrance hall you have an airing cupboard and a cloak cupboard.

The sitting/dining room has an electric fireplace with surround, and another storage cupboard. Double doors open on to a Juliet balcony, this makes for a very pleasant place to sit and enjoy a westerly aspect towards the recreation ground.

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. Inset sink and drainer unit, inset hob, integral oven, integrated fridge and freezer.

Both bedrooms are generous double rooms, the master in particular. Both have built in wardrobes.

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 service charge is payable which amounts to approximately £15,013 per annum. This includes water charges.

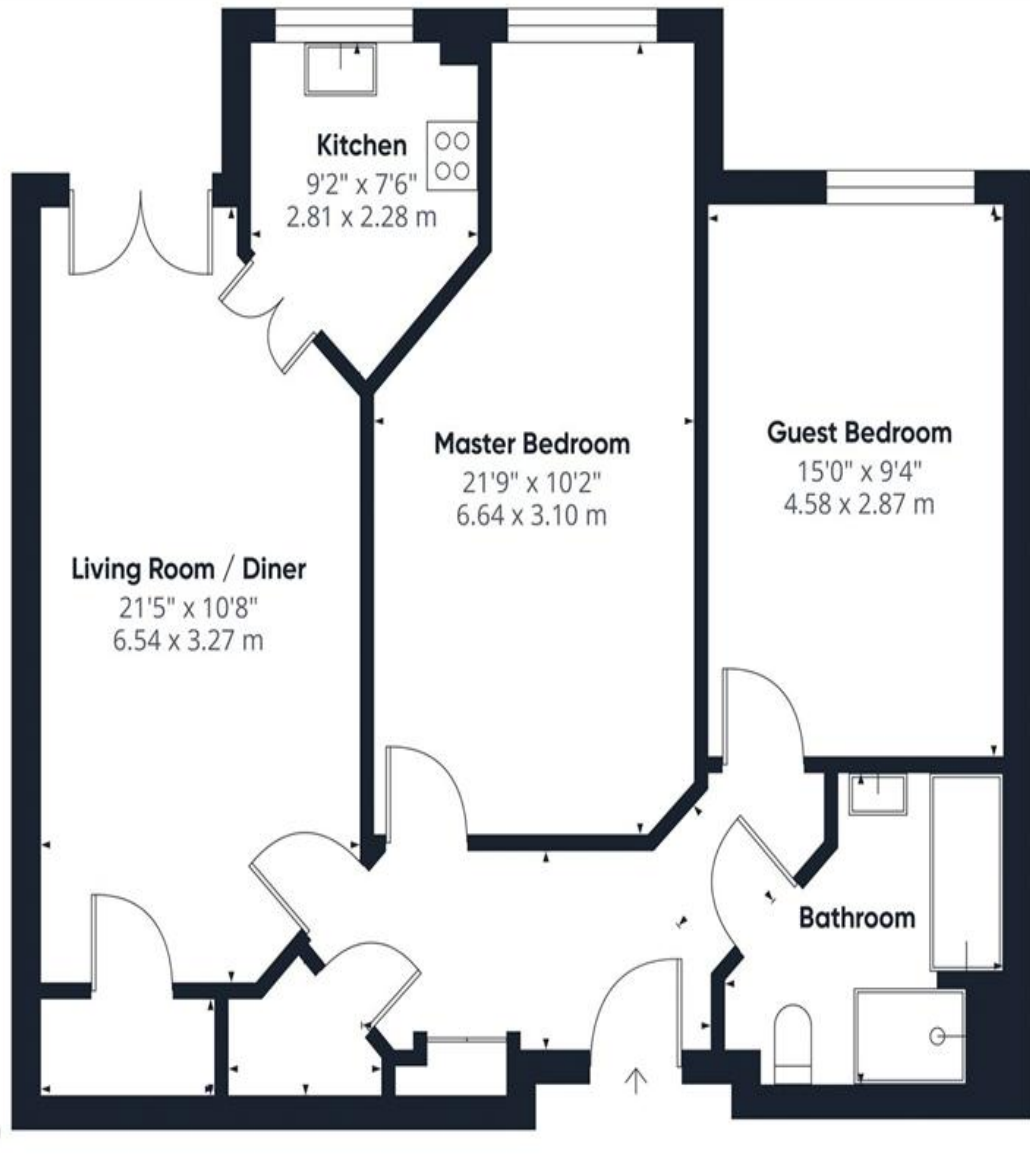
We understand an annual ground rent is payable which amounts to approximately £510.00.

The council tax is band D.



KEY POINTS

- Premier assisted living development for over 65s
- Westerly aspect windows in all primary rooms
- Lift and stairs to the first floor
- Short walk to the shops & beach
- Fitted wardrobes in both bedrooms and further storage
- Wet room with shower area and a bath
- No chain



Approximate total area[®]
786 ft²
73.1 m²

(1) Excluding balconies and terraces

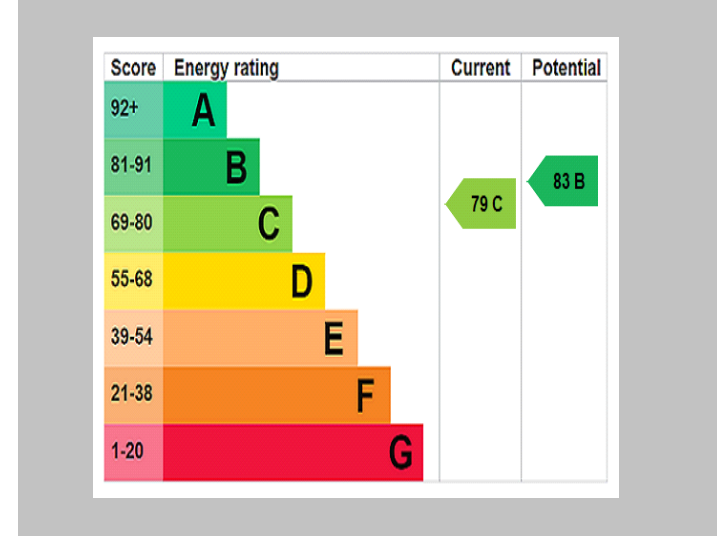
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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