

Flat 49, Highview Court, 46 Wortley Road,  
Highcliffe, Christchurch, Dorset, BH23 5GJ

Asking Price **£130,000**



Bedrooms



Living



Bathroom



Parking



EST  
1992

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# 'Set in one of McCarthy & Stones premier over 65's developments'

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 second floor.

From the entrance hall you have a door leading to a large storage/airing cupboard housing the hot water tank and shelving which provides storage.

The bright and airy lounge diner is particularly nice in this apartment. There is an electric fireplace with surround, and double doors leading on the balcony, where there is space for a small table and chair. Being on the 2nd floor makes for a pleasant, elevated outlook, and being on the easterly side you get all the morning sun and an aspect of the southerly sunshine too. This side of the building is popular as it allows you to see the daily comings and goings of the development.

Glass panelled double doors lead in to the kitchen. A window provides lots of natural light. A selection of eye and base level units, cupboards and drawers. Integral eye level oven and hob. Integrated fridge,

inset sink and drainer, and space for a washing machine.

The bedroom is a nice size double room and has a built-in wardrobes and drawers

The bath/wet room comprises a panelled bath, shower area, WC, a wash hand basin in vanity unit, has partly tiled walls and heated towel rail.

## 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 £11,207.58 per annum (as of 1/9/25). This includes water charges.

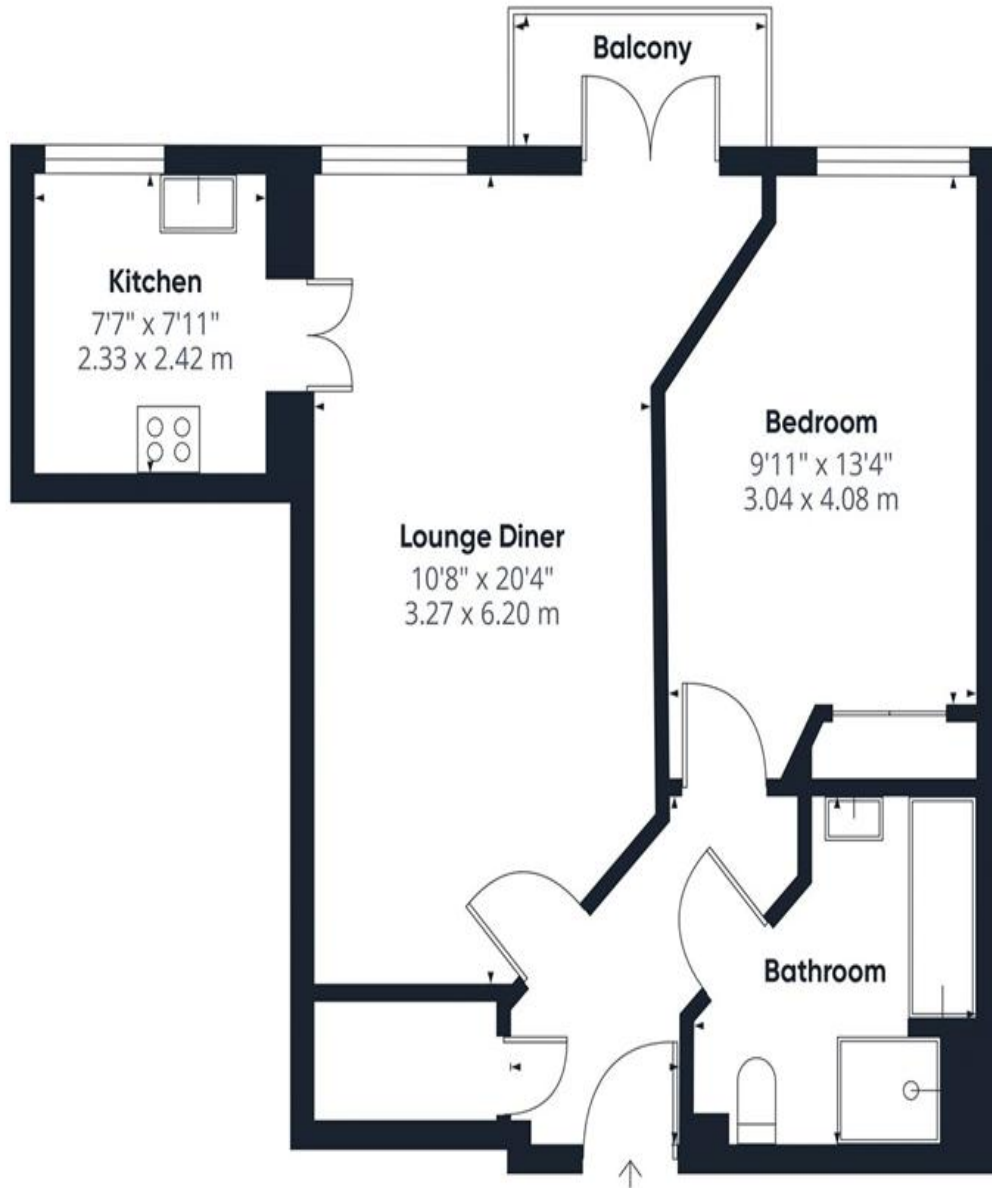
We understand an annual ground rent is payable which amounts to approximately £483.00.

The council tax is band C.



## KEY POINTS

- Second floor apartment with a private east facing balcony
- Double bedroom with fitted wardrobes and drawers
- Stones throw to the nearby park and a short walk to the beach
- Great environment, with a fantastic social aspect
- Owners lounge and restaurant
- Full time house manager and 24/7 careline facility



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

561 ft<sup>2</sup>  
52.1 m<sup>2</sup>

**Balconies and terraces**

28 ft<sup>2</sup>  
2.6 m<sup>2</sup>

(1) Excluding balconies and terraces

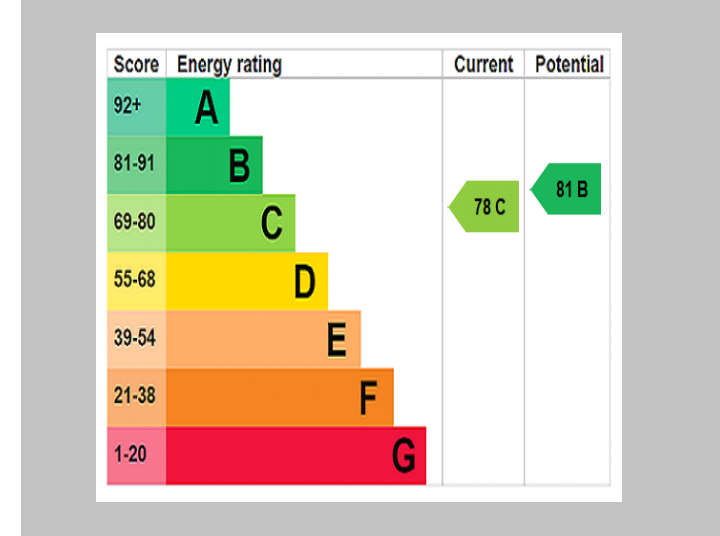
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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