

Apartment 4, Rothesay Lodge 2-10, Stuart Road,
Highcliffe, Christchurch, Dorset, BH23 5FP

Asking Price **£299,950**



1

Bedrooms



2

Reception Rooms



1

Shower Room



Y

Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

'A larger style over 60's one bedroom ground floor apartment'

A MODERN CHURCHILL DEVELOPMENT FOR THE OVER 60'S LOCATED AT THE END OF HIGHCLIFFE HIGH STREET, WITHOUT THE WORRY OF HIGH ANNUAL SERVICE CHARGES. LARGER STYLE ONE BEDROOM GROUND FLOOR APARTMENT WITH SEPARATE DINING ROOM AND A WEST FACING PATIO. IDEALLY POSITIONED FOR THE ENTRANCE AND RESIDENTS LOUNGE.

There is large storage cupboard in the hallway of the apartment, a wall mounted TV secure entry system, and doors to the accommodation.

The double bedroom has built in wardrobes and a dressing table area.

A fully tiled shower room comprises a shower cubicle, WC and a wash hand basin with vanity unit and wall mounted mirror with further storage. Chrome heated towel rail.

The sitting room is a lovely bright room with a French door at one end that leads to the west facing patio. There is a separate dining room with a window overlooking a seating area and the gardens.

The kitchen comprises a range of eye and base level units with cupboards and drawers. Integrated appliances include an oven, hob, fridge freezer and washer dryer.

Rothesay Lodge

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Rothesay Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Rothesay Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Rothesay Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

Tenure and Maintenance

We understand the property has the remainder of a 999 year lease which commenced in approximately 2018.

We understand a service charge is payable which amounts to approximately £3,400 per annum. This includes Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

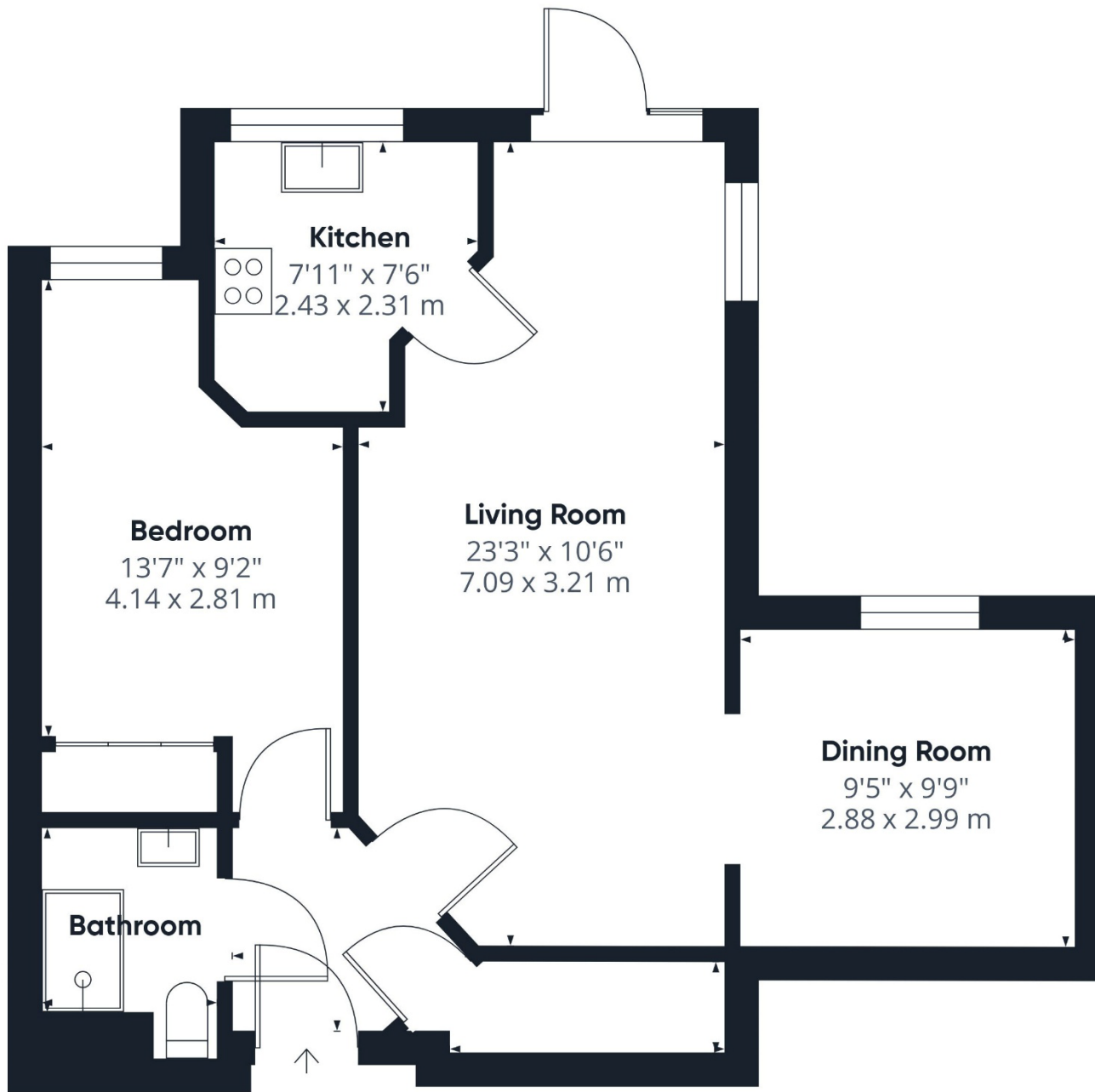
We understand an annual ground rent is payable which amounts to approximately £828.

The council tax is band C.



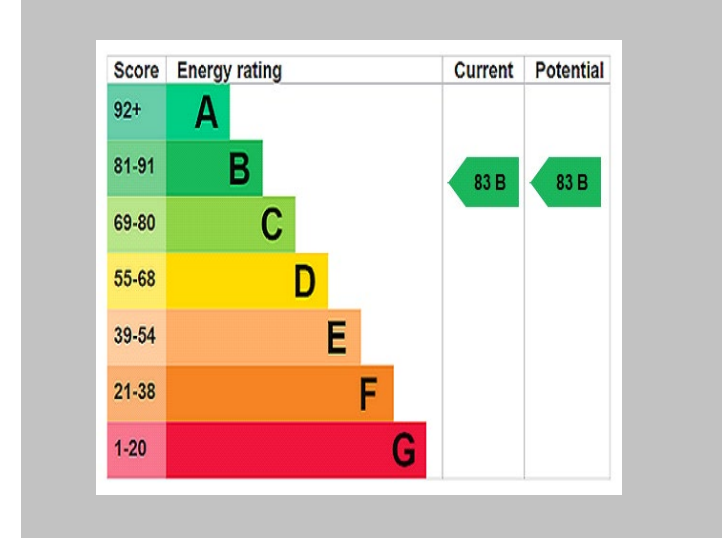
KEY POINTS

- Larger style one bed apartment with separate dining room
- Located on the ground floor with a west facing patio
- Modern, over 60's Churchill development
- No excessive annual charges
- Lodge manager onsite and a 24 hour Careline facility
- Onsite parking
- Guest suite family and friends



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 Christchurch | Southbourne | Highcliffe | Bransgore



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

