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APARTMENT 3, ROTHESAY LODGE, 2-10 STUART ROAD, HIGHCLIFFE BH23 5FP PRICE £290,000 LEASEHOLD

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# A highly sought after retirement development offering the very latest in retirement living.

Apartment 3, Rothesay Lodge, Highcliffe  
BH23 5FP **Price £290,000 Leasehold**

**01425 270 055**  
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## Situation:

Highcliffe on Sea is a bustling village with beautiful beaches, an excellent variety of cafes and restaurants and an array of shops including a butcher, grocer, post office and medical centre as well as the world renowned Relais & Chateaux Chewton Glen hotel also nearby.

Incredibly well located between the yachting paradise of Lymington to the East, stunning Christchurch Harbour, and Bournemouth to the West, there is also a very convenient fast train link from nearby Hinton Admiral station to London Waterloo.

## Description:

Situated on the ground floor of this highly sought after retirement development offering the very latest in retirement living, all within a short walk of the sea front and village shops.

This spacious apartment has an entrance hall leading into the bedroom, lounge, shower room and walk in cupboard.

The lounge/diner is a good size, with a private patio and a pleasant outlook. The kitchen, located off the lounge, is fully integrated with electric hob, oven, fridge, freezer, and a range of cupboards.

The bedroom is a large double bedroom with fitted wardrobes. The shower room is a well designed modern suite, a large shower, sink and low level w/c.

The property is installed with a 24hour careline system, allowing a true feeling of security and safety.

Outside there is residents parking, beautifully kept communal grounds, and a covered mobility scooter charging area.

## Rothesay Lodge Features:

The house manager is on site during the day, and care-line is on in their absence to ensure there is always someone on hand to help.

Being purpose built means the whole building is wheelchair friendly, including the communal spaces.

There is a beautiful residents lounge with tea and coffee making facilities, giving a social environment and company from other residents if desired.

For a small charge and subject to availability, there is a guest suite to accommodate any visitors.

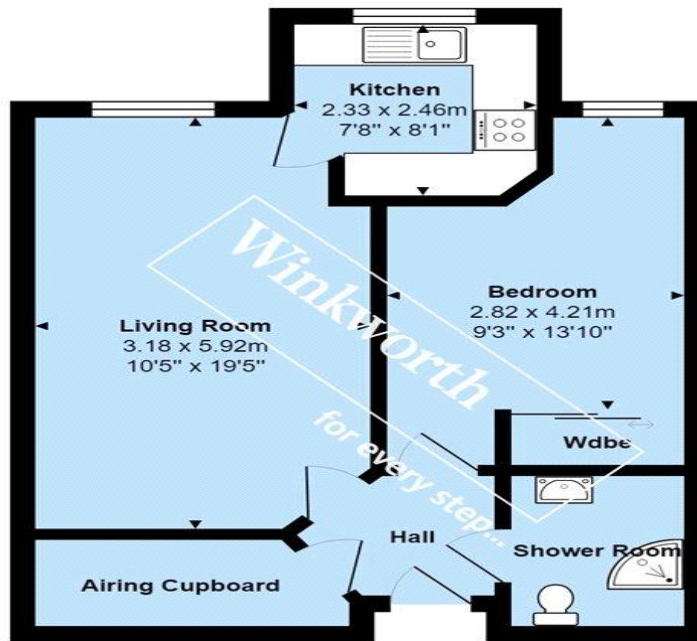
## Summary:

- Ground floor flat
- One double bedroom
- Fitted kitchen
- Lounge/diner with private patio
- 24hour careline system
- Residents parking
- Communal gardens
- Council tax band C
- Ground rent £287 twice yearly
- Service charge £1263.75 twice yearly

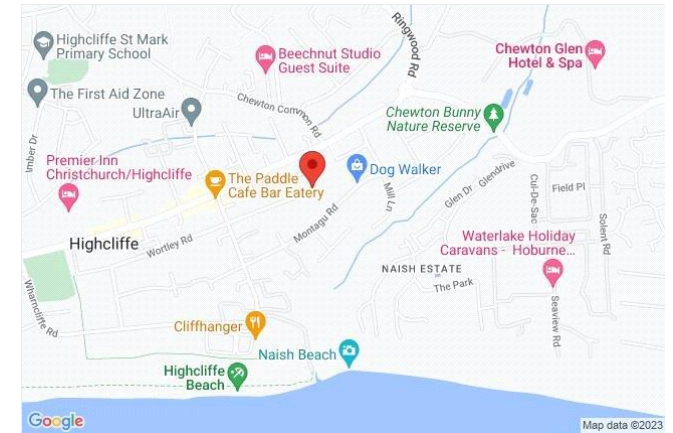
## Directions:

From the Highcliffe office turn right and continue on the Lymington Road. After the traffic lights take the first right into Stuart Road and Rothesay Lodge can be located on your left.





All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Highcliffe | 01425 270 055 | highcliffe@winkworth.co.uk

