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FLAT 13 ROTHESAY HOUSE, LYMINGTON ROAD, HIGHCLIFFE BH23 4GD **PRICE £275,000 SHARE OF FREEHOLD**

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# A delightful brand-new top (second) floor flat within walking distance of Highcliffe High Street.

Flat 13 Rothesay House, Highcliffe BH23 4GD 01425 270055

Price £275,000 Share of Freehold

highcliffe@winkworth.co.uk

## Location:

The development is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short walk of the property are some of the area's most beautiful sandy beaches and coastline.

The village of Highcliffe offers an array of cafes, restaurants, shops and a supermarket with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

## Description:

A delightful brand-new top (second) floor flat. Number 13 is a beautifully appointed second floor apartment offering two double bedrooms, two bathrooms, large open plan living room and an allocated parking space.

Entering via the well-appointed communal areas, the stairs & lift lead to the first and second floor. This unit is found to the front of the development. The entrance hall leads off to all principal rooms.

The large open plan kitchen living room is a superb feature of the property with attractive indigo blue & light grey kitchen units, double aspect with Velux window flooding light into the room. The kitchen area is well designed and is fitted with oven, induction hob, microwave, dishwasher and washer dryer. There is ample space for dining and living within the large room.

There are two double bedrooms, with the principal room benefiting from an ensuite shower room, with attractive tiling, modern suite and fitted cabinet, with shaver point and lighting. The family bathroom is also beautifully appointed with a bath and shower over.

To the front of the development is the allocated parking space, visitors space with EV charger, bike and bin stores, to the rear is a well tended communal garden.

The property is being sold with a share of the freehold, and pets are allowed on licence.

Service Charge is currently £1212 p/a.

BCP Council Tax Band - D

## Summary:

- Superb location within a stone's throw of Highcliffe high street with all its local amenities
- Close to Beaches and Highcliffe Castle
- Contemporary styling with designer kitchens, modern work surfaces and integrated appliances
- Lift To All Floors, video phone system, allocated parking and communal cycle store
- Luxuriously appointed bath/shower rooms with attractive Porcelanosa tiling, towel rails and illuminated mirrors.
- Shared freehold with 999-year leases
- Ready for immediate occupation with a show home available to view today.

## Useful Information

**Services** – Mains Gas, Mains Electric, Mains Water & Drainage

**Mobile Network Coverage\*** – Likely outside with all major providers, some restrictions from some providers inside.

**Broadband Availability\*** – Due to being a new build property, this information is currently unavailable.

**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

\* <https://checker.ofcom.org.uk/> used for information regarding service availability



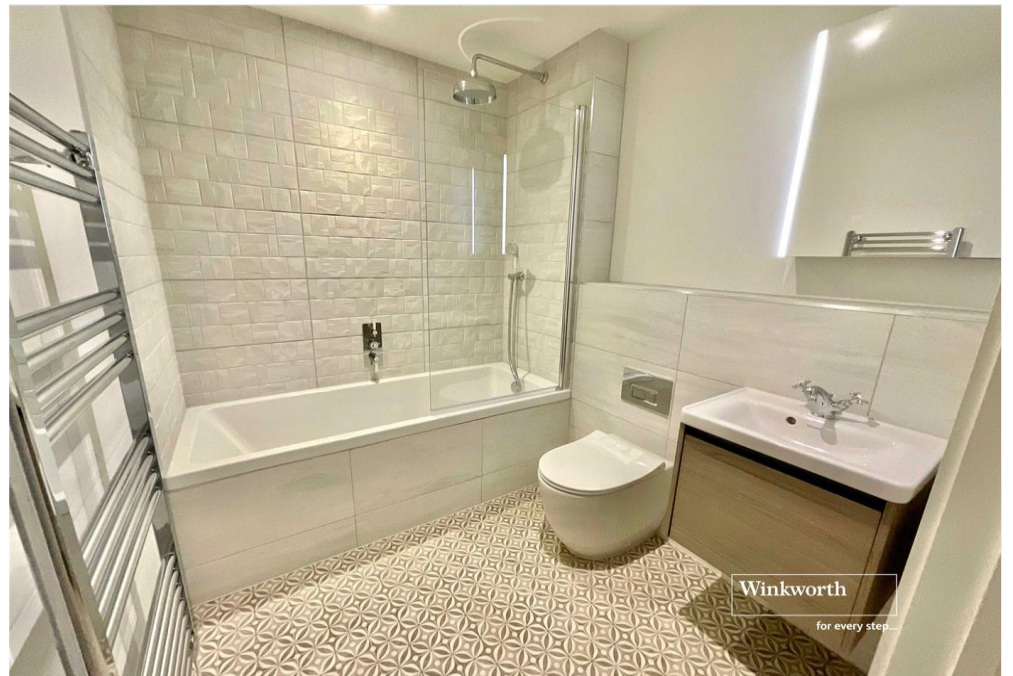
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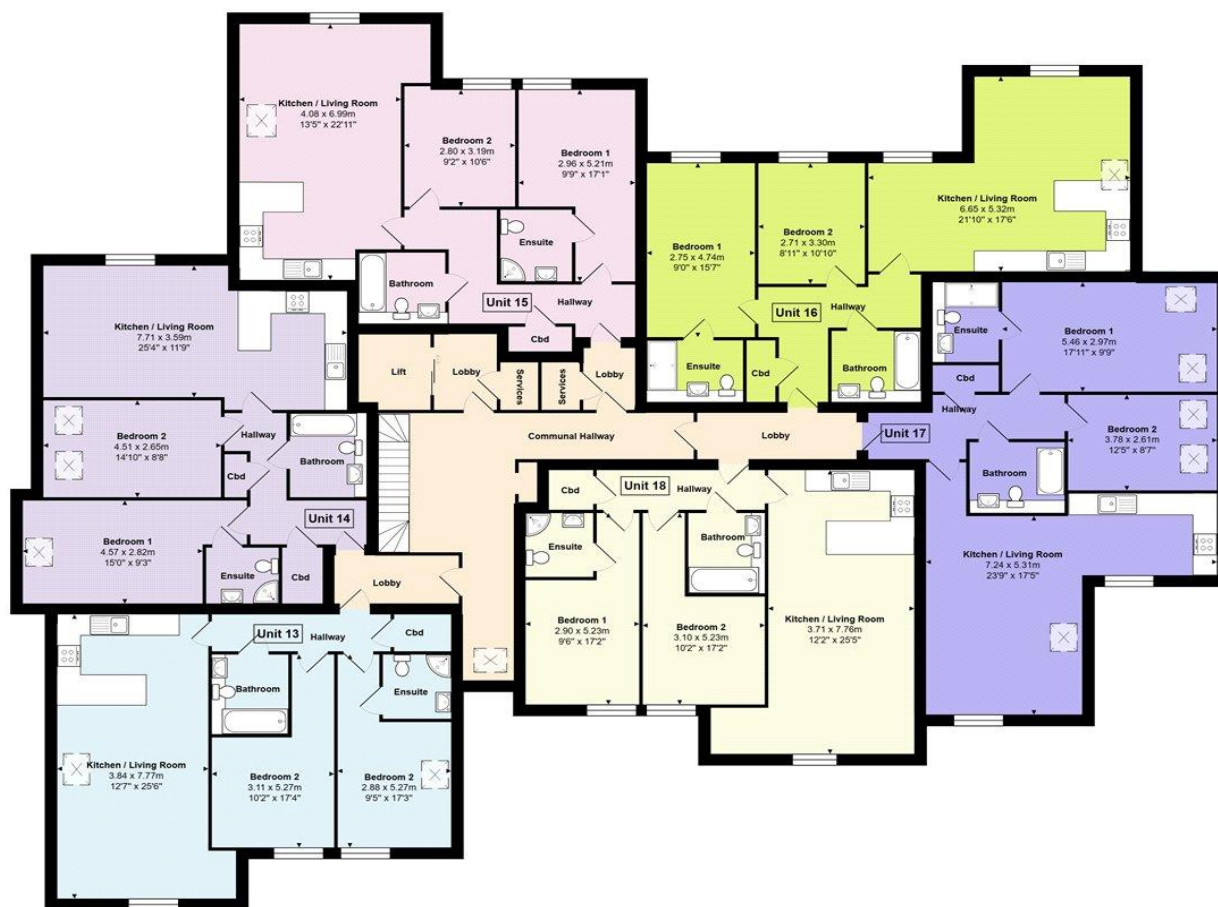


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Second Floor

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk

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