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APARTMENT 8, ROTHESAY LODGE, 2-10 STUART ROAD, HIGHCLIFFE BH23 5FP PRICE: £500,000

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# 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.

Apartment 8, Rothesay Lodge, 2-10 Stuart Road, Highcliffe, BH23 5FP

Price: £500,000 Tenure: Leasehold

01425 270055

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## Location:

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 which is set in arguably the best position on the development, has an entrance hall leading to two double bedrooms, spacious lounge/dining room, family bathroom and two storage cupboards.

The lounge/diner is a good size, with a private patio and a pleasant outlook over the communal gardens towards Lymington Road. The fitted kitchen, located off the lounge, is

fully integrated with Zanussi appliances including electric hob, extractor over, oven, fridge, freezer and a range of cupboards.

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

Bedroom two is also a good sized double and the separate family bathroom is spacious, fully tiled and also fitted with a well designed modern suite including bath with shower over, sink and 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:

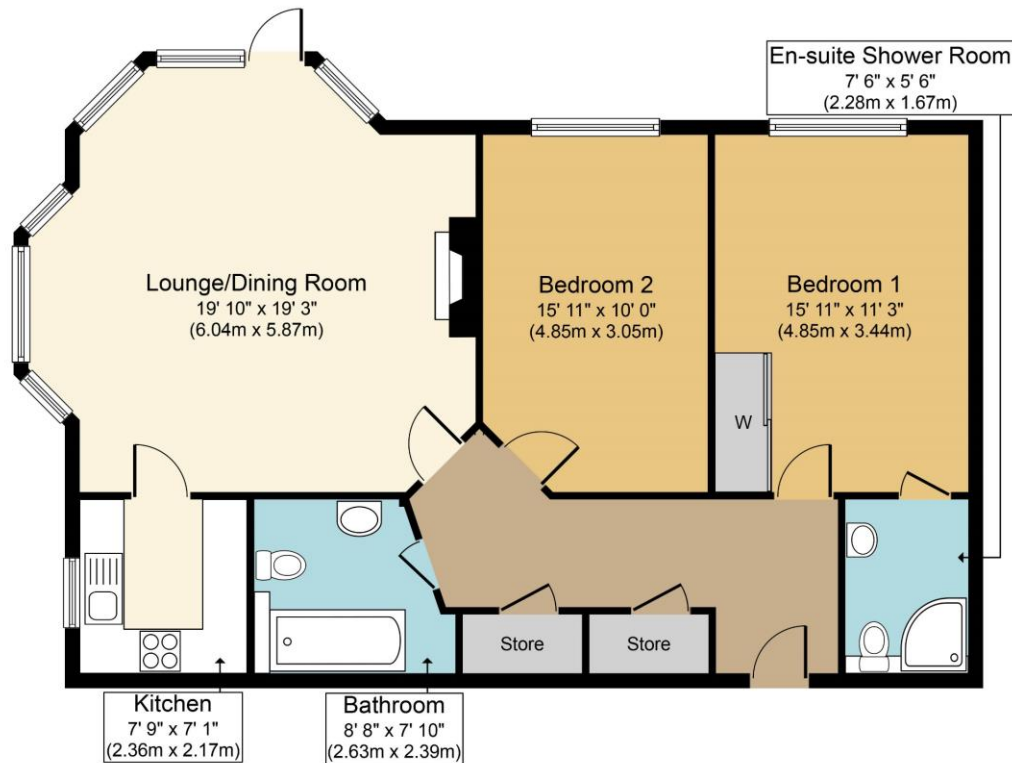
- Spacious ground floor retirement apartment
- Two double bedrooms
- En suite shower room
- Separate family bathroom
- Spacious lounge/dining room
- Fitted kitchen with integrated appliances
- Small patio area and access to communal gardens
- Residents parking area
- Residents lounge & kitchen
- Visitor suite
- Careline assistance & on site house manager
- Remaining NHBC guarantee

## Maintenance/service charge details:

Ground rent: Dec – May 23 - £312.50  
Service chge: Dec – May 23 - £1885.05

BCP Council - Tax Band: "E"





**Approximate Floor Area**  
**999 sq. ft.**  
**(92.8 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>84</b>
(69-80)	<b>C</b>	<b>84</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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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