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FLAT 16 HIGHVIEW COURT, WORTLEY ROAD, HIGHCLIFFE BH23 5GJ PRICE £170,000 LEASEHOLD

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# A well positioned ground floor flat within the popular retirement development Highview

Flat 16 Highview Court, Highcliffe BH23 5GJ

Price £170,000 Leasehold

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## Situation:

The property 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.

## Description:

This spacious one bedroom retirement apartment has an entrance hall leading into the bedroom, lounge, bathroom 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 and freezer.

The bedroom is a large double with fitted wardrobes. The bathroom is well laid out with a modern suite, comprising of bath, walk in wet room style shower, sink and low-level w/c.

Each room is fitted with emergency pull cords alerting the house manager, or careline allowing a true feeling of security and safety

Outside there is residents parking, beautifully kept communal grounds, and a covered mobility scooter charging area, (subject to availability).

Within the service charge there is one hour of Domestic Assistance provided weekly, to help with things like, ironing, cleaning, etc. Extra assistance can be provided at a further cost and availability. There is also a waitress serviced restaurant serving a 3-course lunch every day.

Between the house manager and careline there is help available 24hrs a day, to ensure there is always someone on hand.

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

For the more sociable residents, there is a residents' lounge, with tea and coffee making facilities, whilst enjoying a bit of company from other residents.

There is a communal laundry room, with the essential washing machine, tumble dryer and ironing boards.

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

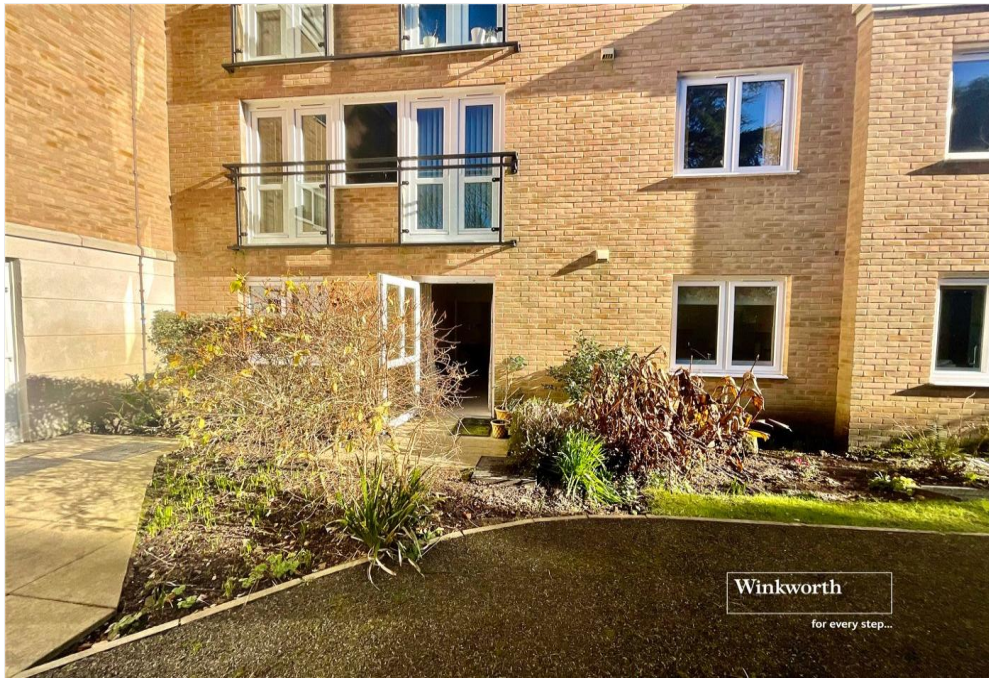
## Summary:

- One large double bedroom
- Kitchen
- Lounge/diner with door to patio
- Bathroom
- Residents parking
- Communal grounds
- Covered mobility scooter charging area
- House manager and careline 24hr assistance
- Residents lounge and communal laundry room
- BCP Council Tax Band C

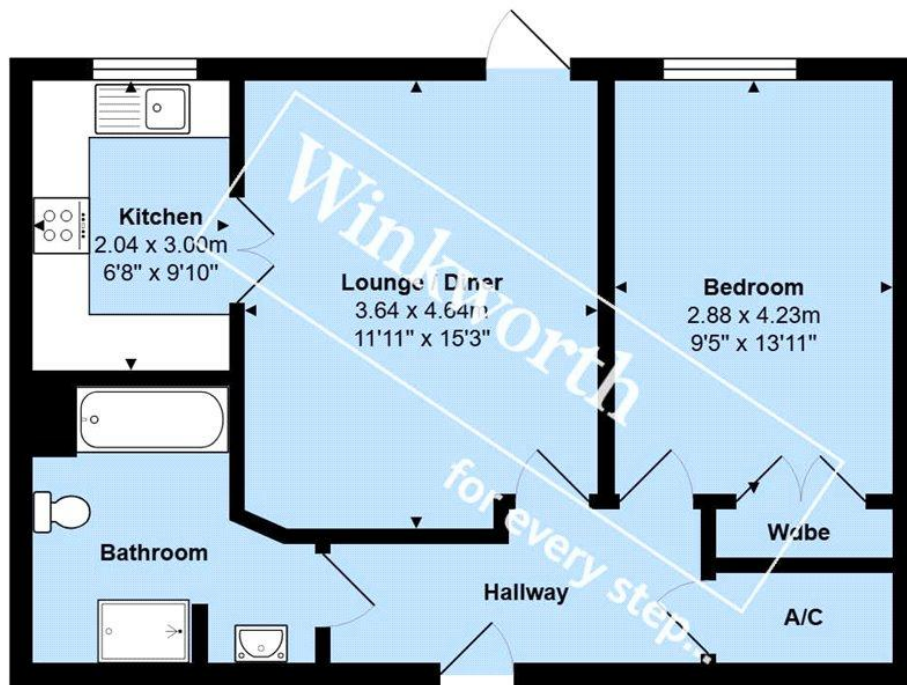
## Directions:

From the Highcliffe office turn left onto the Lymington Road to the traffic lights. At the lights turn right onto Waterford Road, then take the first right onto Wortley Road. Continue to the end of the road where Highview Court can be located on the left hand side.









Total Area: 53.0 m<sup>2</sup> ... 570 ft<sup>2</sup>  
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>		
(69-80) <b>C</b>	80	80
(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

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