



6 Rothesay Lodge, Stuart Road, Highcliffe, Dorset. BH23 5FP

£250,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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RETIREMENT PROPERTY FOR THE OVER 60'S - A superb West facing, one bedroom apartment of some 540 sq ft set on the GROUND FLOOR of this recently constructed premium development, built by award winning Churchill Retirement Living. The property is in 'as new' condition and benefits well appointed communal grounds as well as a stunning residents lounge and coffee bar.



ENTRANCE HALLWAY

Coved and textured ceiling, mains voltage smoke detector, ceiling light point, wall mounted digital central heating thermostat, video phone entry system. Illuminated light switches, power points at easy access level, dado rail, door provides access to deep storage/coats cupboard with automatic light. Consumer unit, electric meter, slatted shelving, power points for Wi-fi with telephone connection point and data point. Multi-glazed door provides access to:

SITTING ROOM/DINING ROOM

Coved and textured ceiling, two ceiling light points, a lovely bright room with windows and a patio door providing access onto the patio area. The property benefits from a Westerly aspect bathing this flat in attractive sunlight. Modern thermostatically controlled radiator providing the flat with heat. Double power sockets, electric fire place, easy access switches, satellite connection point, radio connection point, TV aerial connection point, multi-glazed door provides access to:

KITCHEN

Fitted with a range of base and wall mounted units in a high gloss Grey finish with areas of square edged work surface over. Inset four ring ceramic hob with stainless steel filter extractor over and waist-high fan assisted oven adjacent. Inset stainless steel sink unit with drainer adjacent and mixer tap over. Under cupboard and inset ceiling spotlights, UPVC double glazed window to front, ample power points, integrated fridge, freezer and washer/dryer.

BEDROOM

A lovely large bedroom with West facing UPVC double glazed window to front, built-in mirror fronted door double wardrobe housing hanging space and shelving, numerous power points, wall mounted thermostatically controlled radiator, two ceiling light points, television point.

SHOWER ROOM

Fitted with a three piece suite comprising walk-in enclosed double length shower cubicle with chrome fittings, inset wash hand basin with vanity unit beneath and mixer tap over, hidden cistern style low level flush WC. Inset ceiling spotlights, chrome ladder style towel radiator, eye level medicine cabinet with spotlight over.

COMMUNAL GROUNDS

Communal gardens are carefully landscaped giving a perfect place to relax and enjoy an afternoon cup of tea without having to worry about the maintenance and upkeep of a large garden. The carefully designed Owners' Lounge comes complete with a coffee bar and is a popular feature providing the perfect venue for entertaining, participating in activities organised by the Lodge Manager or just relaxing with a book. Events include everything from fish and chip suppers to tea dances giving residents a chance to socialise as much or as little as liked throughout the year.

COMMUNAL FACILITIES

The fully furnished Guest Suite provides an ideal space for your family and friends to stay when visiting whilst a lift to all floors is installed for your convenience. The apartment comes complete with a 24 hour emergency Careline system, while a video entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire alarm systems are fitted throughout the Lodge while a Lodge Manager is on hand to assist you with anything else you might need.

COMMUNAL CAR PARKING

There is a private off road car parking facility at rear of property.

LEASEHOLD & MAINTENANCE FEES

The property is sold on a Leasehold tenure with around 117 years remaining on the lease. Current Ground Rent is £575 per annum and the Service Charge is currently £3014.23 per annum.

DIRECTIONAL NOTE

From our office in Highcliffe proceed east along the Lymington Road and continue across the traffic lights, where Rothesay Lodge can be found after a few hundred yards on the right (vehicular access is gained via Stuart Road, which is just before the development on the right).

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

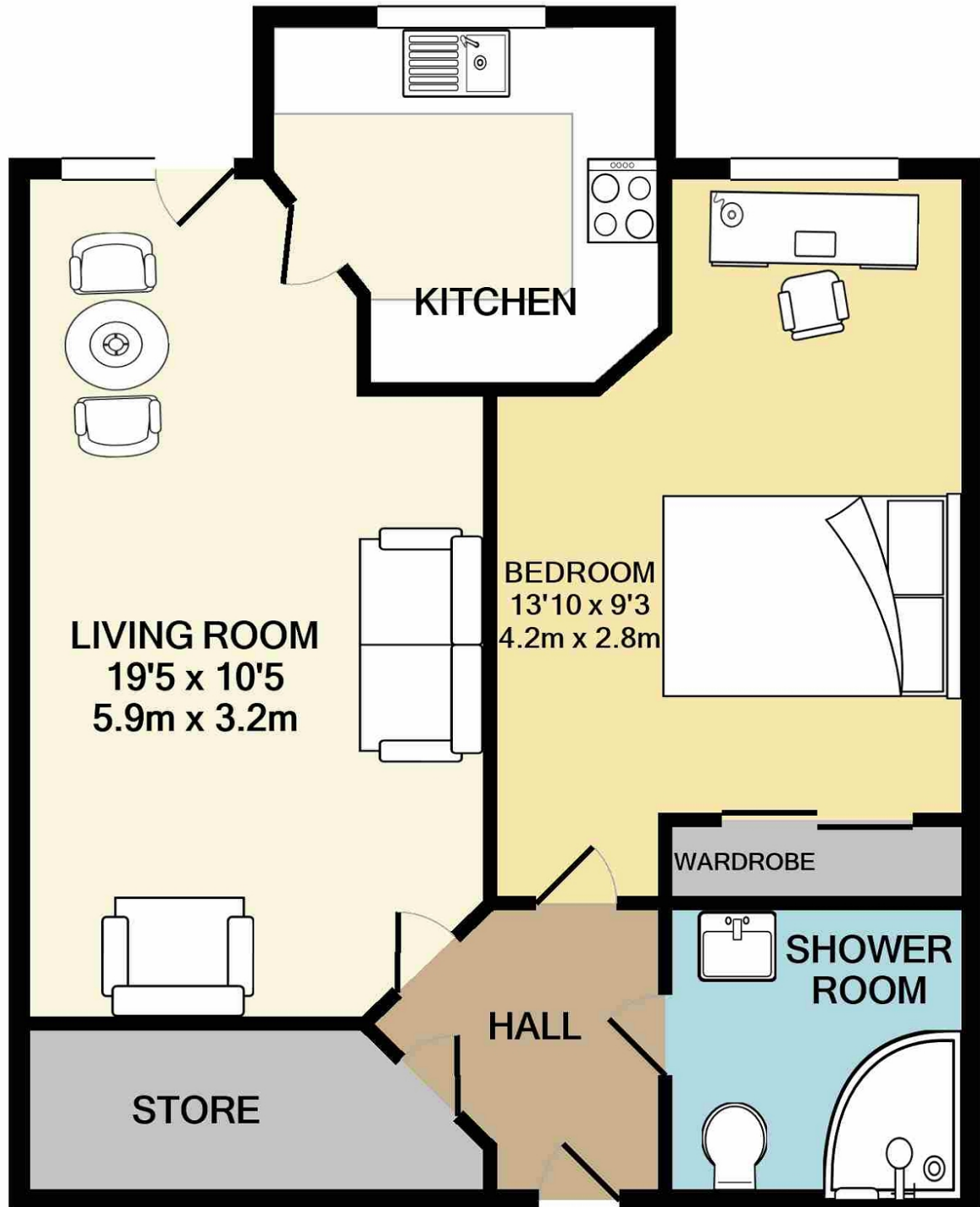
TENURE

The resale tenure for this property is Leasehold

EPC RATING

The EPC rating for this property is B84





TOTAL APPROX. FLOOR AREA 546 SQ.FT. (50.7 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.