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FLAT 5 ROTHESAY COURT, 15 STUART ROAD, HIGHCLIFFE BH23 5JS - **PRICE £250,000 LEASEHOLD**

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# A beautifully presented, two-bedroom, two-bathroom first floor flat. Offered with No Forward Chain.

Flat 5 Rothesay Court, 15 Stuart Road,  
Highcliffe BH23 5JS **Price £250,000 Leasehold**

**01425 270 055**  
highcliffe@winkworth.co.uk

## Situation:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short walk 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 restaurants, shops and two supermarkets 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:

A beautifully presented, two-bedroom, two-bathroom first floor flat (no lift) located on this very popular residential road, situated between Highcliffe high street and cliff top.

This appealing block is accessed via electric security gates. The communal door leads into the entrance hall with stairs up to the first floor where you find the entrance to the flat.

The flat is spacious and offered in pristine decorative condition throughout.

The living room is a generous size with ample space for dining and living and features a Juliette balcony to the rear.

The kitchen is well fitted with work surfaces to two walls and a range of integrated appliances.

The principal bedroom is a great size and benefits from a range of high quality fitted wardrobes & en-suite shower room.

The second bedroom is a small double or large single.

There is also a family bathroom which is fitted with a modern white suite.

To the rear of the block is the allocated parking space, along with visitors' spaces, bin store and bike store.

BCP Council tax band D

## Summary:

- First floor flat (no lift)
- Two bedrooms, principal bedroom with en-suite shower room
- Family bathroom
- Fitted kitchen with range of integrated appliances
- Dining/living room with Juliette balcony
- Allocated parking
- Bin and bike stores
- 104 years remaining of 125-year lease
- Service charge £1,443.65 paid twice yearly
- Ground Rent £250 p/a

## Directions:

From the Highcliffe Office turn right and continue on the Lymington Road to the traffic lights. Turn right at the lights and continue down Waterford Road, take the first turning left into Stuart Road and the property can be found about halfway along on the left hand side.



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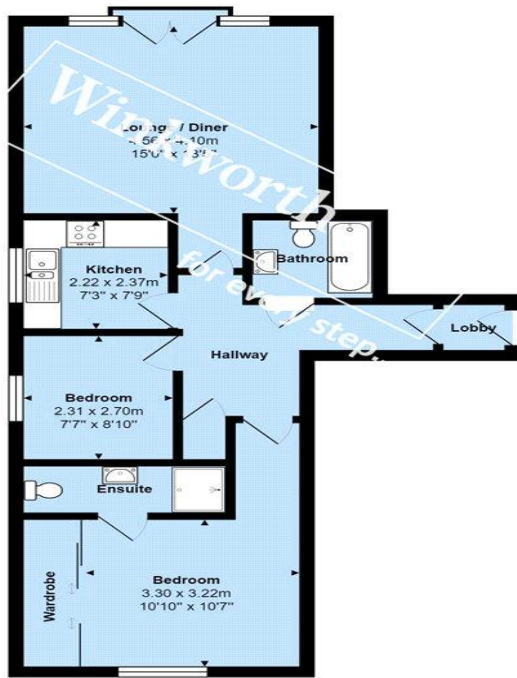
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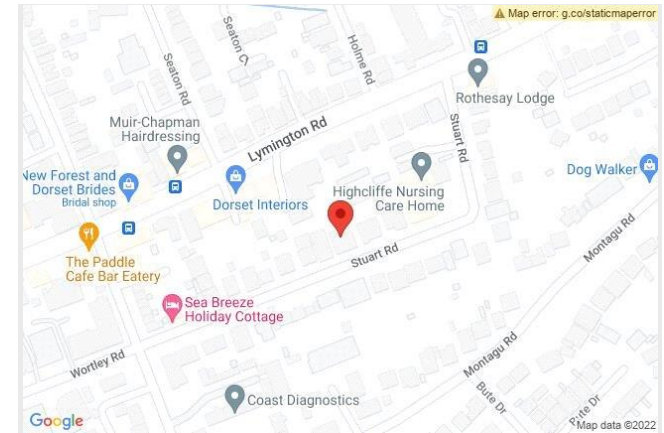
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Total Area: 66.4 m<sup>2</sup> ... 715 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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