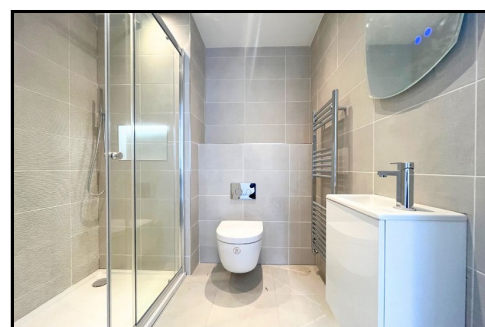




Apartment 6 Castle Rise, Lymington Road, Highcliffe, Dorset. BH23 4JS

£350,000



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





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£350,000

NOW READY FOR OCCUPATION - PLOT 6 is an outstanding two double bedroom first floor apartment situated in this BRAND NEW prestigious block. The property benefits from the highest quality finish with fabulous modern Kitchen with branded appliances and Quartz work surfaces, bathrooms and tiling by Porcelanosa, underfloor heating throughout and upgraded touches such as communal electric car charging points. The block is situated within easy walking distance of the famed Grade I Listed Highcliffe Castle with its pathways leading to the Blue Flag beaches and cliff top walks and within a short stroll of all the local amenities of Highcliffe High street. The block will be conveyed with a 10 Year New Homes Warranty for peace of mind.



COMMUNAL ENTRANCE

A high quality entrance in the style of top class boutique hotels, stairs and lift to all floors.

ENTRANCE HALL

Cloaks cupboard providing storage, doors to all principal rooms.

OPEN PLAN KITCHEN/LIVING/DINING ROOM (21' 7" X 11' 6") OR (6.57M X 3.50M)

Kitchen Area: Fitted with a modern, high quality range of base and wall units, integrated appliances include Fridge/Freezer, Dishwasher, Pyrolytic Oven, Microwave/Combi, Inset sink unit, Breakfast Bar, Quartz Work Surfaces with matching upstands. Dual aspect Living Room with window to the side and double door opening onto the balcony. Flooring/Tiling and lighting to be confirmed.

BALCONY

South facing overlooking the communal gardens and enclosed with railings.

BEDROOM 1 (16' 10" X 11' 7") OR (5.12M X 3.52M)

Providing a wonderful outlook over the communal gardens to the rear via large double glazed windows. Ample space for fitted or freestanding bedroom furniture, television point. Flooring, lighting and power points to be confirmed.

EN-SUITE SHOWER ROOM

Fitted with a quality Porcelanosa suite comprising walk-in shower cubicle with rainforest shower head and personal hand shower attachment, wall hung wash hand basin and low level flush hidden cistern wall hung WC. inset ceiling spotlights, fully tiled walls and floors, chrome ladder style towel radiator.

BEDROOM 2 (11' 7" X 8' 4") OR (3.52M X 2.53M)

plus door recess. Providing a lovely and bright outlook to the side via double glazed window, ample space for fitted or freestanding bedroom furniture, lighting, flooring and sockets to be confirmed.

BATHROOM

fitted with a quality Porcelanosa suite comprising panel enclosed bath with mixer tap, independent wall mounted shower unit over and glazed screen adjacent, pre-entry control systems for bath and shower units, wall hung wash hand basin with vanity unit beneath and mixer tap over, hidden cistern style low level flush wall hung WC. chrome ladder style towel radiator, inset LED ceiling spotlights, fully tiled walls and floor.

COMMUNAL FACILITIES

The block will be constructed to the highest standards with predicted 'B' ratings for Energy Efficiency. Within the block itself there is a passenger lift to all floors as well as a communal stairwell. The developers are also putting Virgin media and Fibre broadband into the block so that all residents will have modern, up to date television and media connections. Externally to the rear the residents will enjoy the use of the landscaped South facing rear gardens as well as use of the residents bicycle store. To the front of the block there is the communal refuse store and small areas of communal planting and lighting.

COMMUNAL CAR PARKING

Each property will be conveyed with a parking space and use of communal Electric Car Charging points.

LEASEHOLD & MAINTENANCE FEES

The properties will be sold with a brand new 125 year lease with a peppercorn ground rent and an expected annual maintenance charge of around £1600.

NEW HOMES WARRANTY INFORMATION

The properties will be sold with a 10 Year New Homes insurance backed Warranty giving complete peace of mind.

DIRECTIONAL NOTE

From our office in Highcliffe bear West on Lymington Road and just past the entrance to Castle Avenue you will see the hoardings for Castle Rise on the left hand side and the development signified.

PLEASE NOTE..

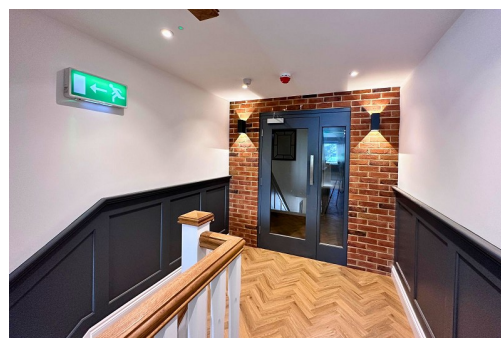
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

NEW HOMES NOTICE

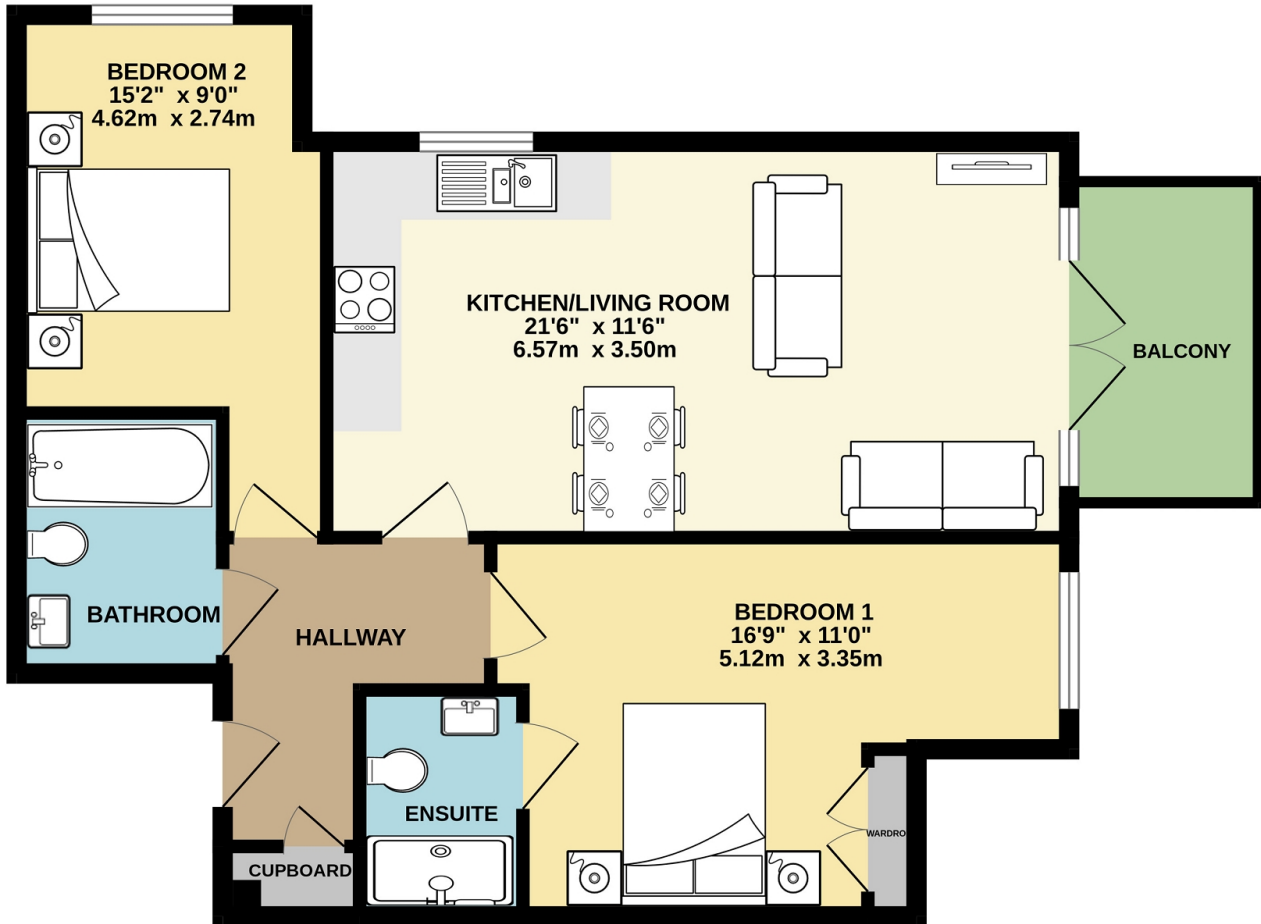
It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floorplans, configurations and layouts are included are for guidance only. The developer and agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the developer and agent can be relied upon as accurately describing in relation to any particular or proposed house or development of the company as of the Specified Masters from time to time prescribed under the Property Misdescriptions Act 1991. All such matters must be treated as intended only as a general illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute a contract, part of a contract or a warranty.

EPC RATING

The EPC rating for this property is B 86



FIRST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



ROSS NICHOLAS & CO. HIGHCLIFFE

TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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