



**Apartment 1 Castle Rise, Lymington Road, Highcliffe, Dorset. BH23 4JS**

**£330,000**



**Ross Nicholas & Company Limited**  
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Dorset, BH23 5EY  
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## **Apartment 1 Castle Rise, Lymington Road, Highcliffe, Dorset. BH23 4JS**

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LAST ONE REMAINING - PLOT 1 is a stunning two double bedroom GROUND FLOOR apartment situated in this BRAND NEW prestigious block. The property benefits from the highest quality finish with fabulous modern Kitchen including branded appliances and Quartz work tops, bathrooms and tiling being supplied by World renowned Porcelanosa, underfloor heating throughout and upgraded touches such as communal electric car charging points.



## 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 (20' 8" X 13' 1") OR (6.30M X 4.00M)

Kitchen Area: A high quality Nobilia Kitchen fitted with a modern range of base and wall units with integrated appliances to include Fridge/Freezer, Dishwasher, Pyrolytic Oven, Microwave/Combi. Inset sink unit, Quartz work surface with matching upstands. Dual aspect with window to the side and a set of double doors to the front aspect framed by windows to each side. Flooring and lighting to be confirmed.

## PRIVATE TERRACE

Situated off the Open plan kitchen/living/dining room for the personal use of the occupants of the property and their guests and overlooking the front of the block.

## BEDROOM 1 (17' 1" MAX X 10' 8") OR (5.21M MAX X 3.26M)

A superb main bedroom with a lovely outlook over the front of the block via large UPVC double glazed window. 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 (13' 2" X 9' 1") OR (4.01M X 2.78M)

Providing a lovely outlook to the side of the block via UPVC double glazed window, ample space for fitted or freestanding bedroom furniture. Lighting, flooring, power points to all 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 there are 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 conveyed 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.

## BUYERS NOTE

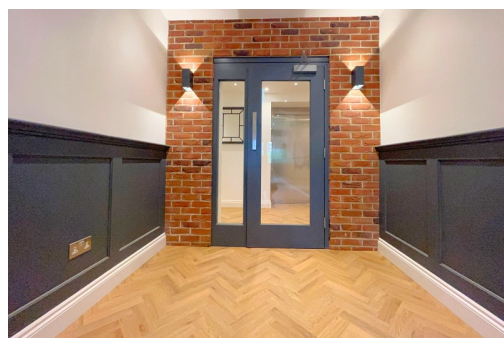
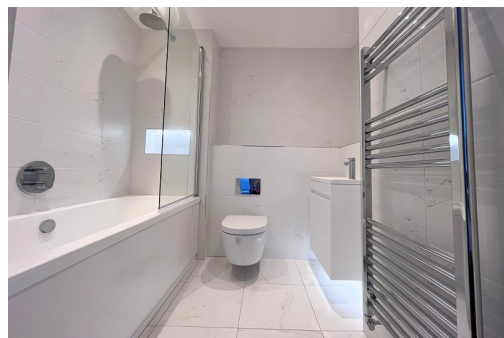
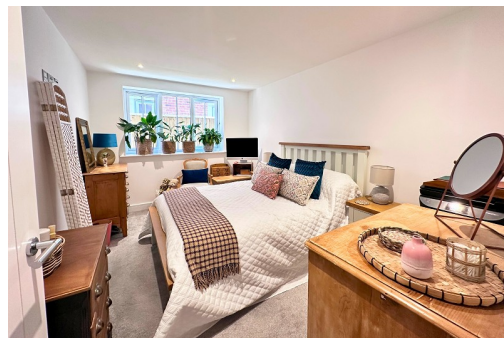
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes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

## TENURE

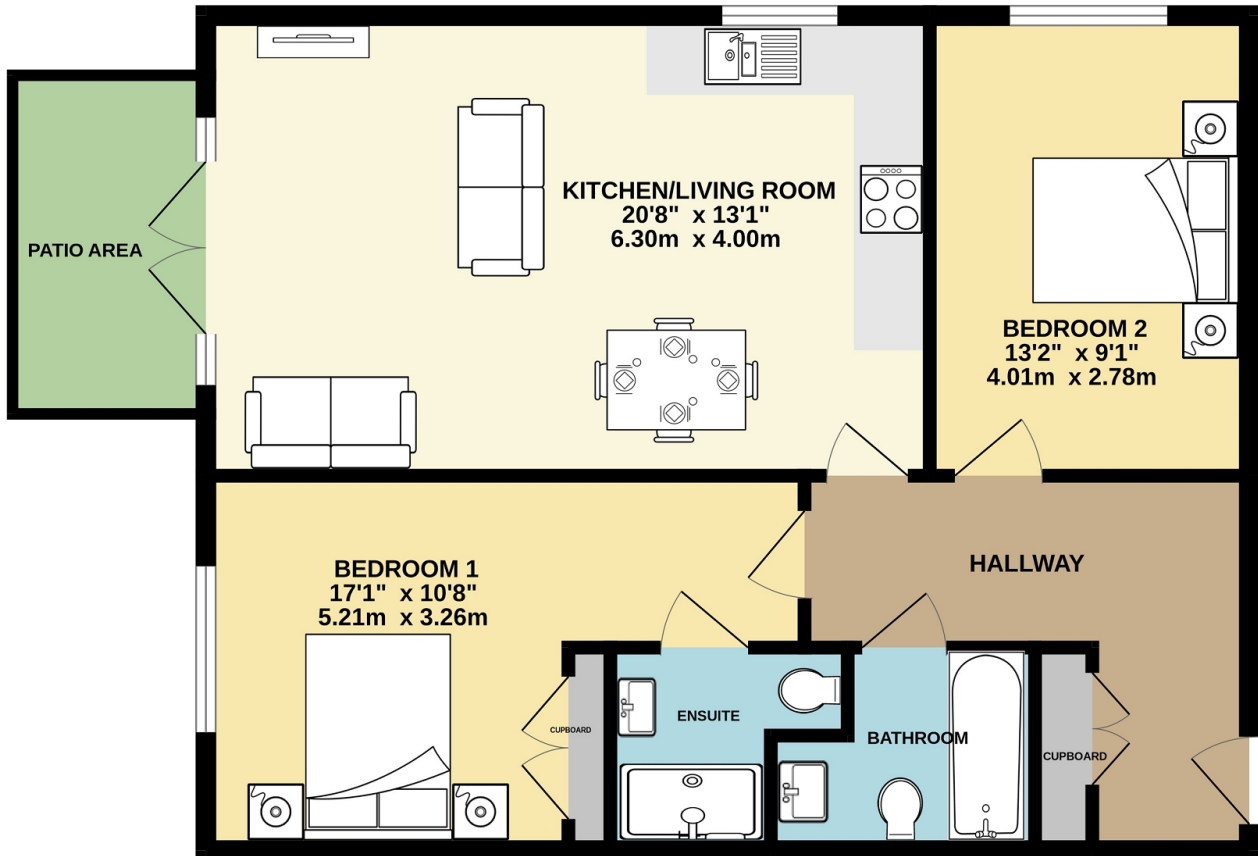
The resale tenure for this property is Leasehold

## EPC RATING

The EPC rating for this property is B84



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



ROSS NICHOLAS AND COMPANY 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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