



**Flat B, Rook Hill Court 18 Rook Hill Road, Friars Cliff, Dorset. BH23 4DZ**

**£450,000**



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

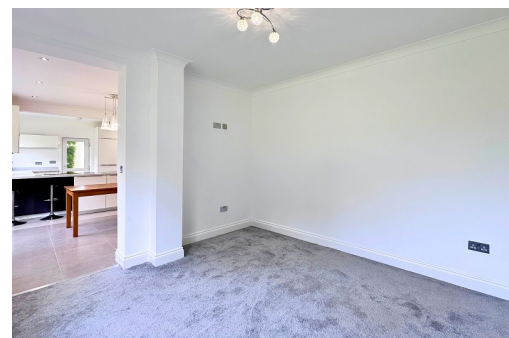




**Flat B, Rook Hill Court 18 Rook Hill Road, Friars Cliff, Dorset.  
BH23 4DZ**

**£450,000**

An extremely rare opportunity to purchase this stunning Ground Floor refurbished apartment set at the end of this private no-through road just one road back from the Blue Flag beaches at Friars Cliff in arguably the area's most sought after location. Benefitting from beautifully maintained communal gardens, a beautiful carriage driveway, ample parking for residents and their visitors as well as a garage, this is a perfect permanent home or lock up and leave opportunity.



## CANOPIED ENTRANCE PORCH

Courtesy ceiling light point, composite entrance door with opaque double glazed inserts leads into the:

## ENTRANCE HALL

Storage cupboard with shelving and further cupboard space over. Large Utility cupboard with space for coats, shoes etc, ceiling light point and space and plumbing for automatic washing machine with work surface over.

## CLOAKROOM

Fitted with a modern suite comprising hidden cistern style low level flush WC and mounted wash hand basin with waterfall mixer tap. Part tiled walls and tiled floor, inset LED ceiling spotlight.

## KITCHEN/DINING ROOM

A fantastic reception room, beautifully designed to maximise the light and space. Central dining area with low hung contemporary light fitting, bay window to the rear with lovely outlook over the rear communal gardens, tiled floor, built-in dresser with drawers in matching style to the kitchen. The Kitchen itself is stylish and contemporary in its fittings with good areas of composite stone work surface including a breakfast bar area with space for two persons. Complimented with a full range of appliances including a NEFF induction hob, Siemens microwave/combi and a Siemens double oven opposite and a full size NEFF dishwasher and an integrated fridge/freezer. Further benefitting from two inset sink units with mixer tap over and a Quooker hot water tap, every luxury has been afforded. Inset LED lights and under cupboard lighting, window to rear overlooking the gardens and a further opaque double glazed door leading to the garage and parking areas. Cupboard houses the Gas fired combination boiler. From the Dining area an open archway leads through to the:

## LIVING AREA

Situated to the rear of the property and benefitting from a lovely outlook over the communal grounds via a UPVC double glazed bay window, wall mounted double panelled radiator, ceiling light point, double power points, provision for wall hung television.

## BEDROOM 1

Situated to the front of the property and affording a lovely outlook over the communal grounds via a large UPVC double glazed bay window. Ample space for fitted or freestanding bedroom furniture, ceiling light point, power points, wall mounted double panelled radiator.

## BEDROOM 2

Situated to the front of the property and enjoying an outlook over the communal grounds to the front, two wall light points, wall mounted double panelled radiator, double power points, ample space for fitted or freestanding bedroom furniture.

## SHOWER ROOM

Luxuriously appointed with a walk-in shower cubicle with rainforest shower head and personal hand shower attachment, hidden cistern style low level flush WC and twin wall mounted wash hand basins with vanity units beneath and mixer taps over. Part tiled walls, tiled floor, UPVC opaque double glazed window to side, chrome ladder style towel radiator, inset LED ceiling spotlights.

## OUTSIDE

The property enjoys the use of the extremely well maintained communal grounds which are laid mainly to lawn with two sun terraces laid to paving, one at each end of the gardens. To the side there is a pathway leading in turn to the:

## GARAGE & PARKING

Single garage with metal up and over door, situated at the end of the block. Communal parking is then available in front of the garages and in a designated parking bay area to the side.

## LEASEHOLD & MAINTENANCE FEES

Benefitting from a Share of Freehold Tenure with peppercorn ground rent and the balance of a 999 years lease. Maintenance charges are currently around £1000 per annum.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed West on Lymington Road. Approaching the Hoburne roundabout take the left hand turn into Bure Lane and left again at the end. Continue along until reaching Friars Road on the left hand side and turn here. Rook Hill Road is situated almost at the end on the left and Rook Hill Court is at the very end of this well maintained private road.

## PLEASE NOTE

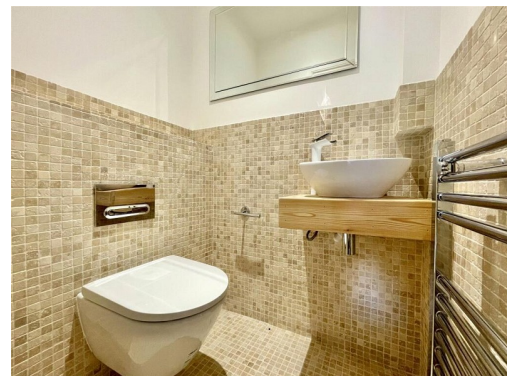
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

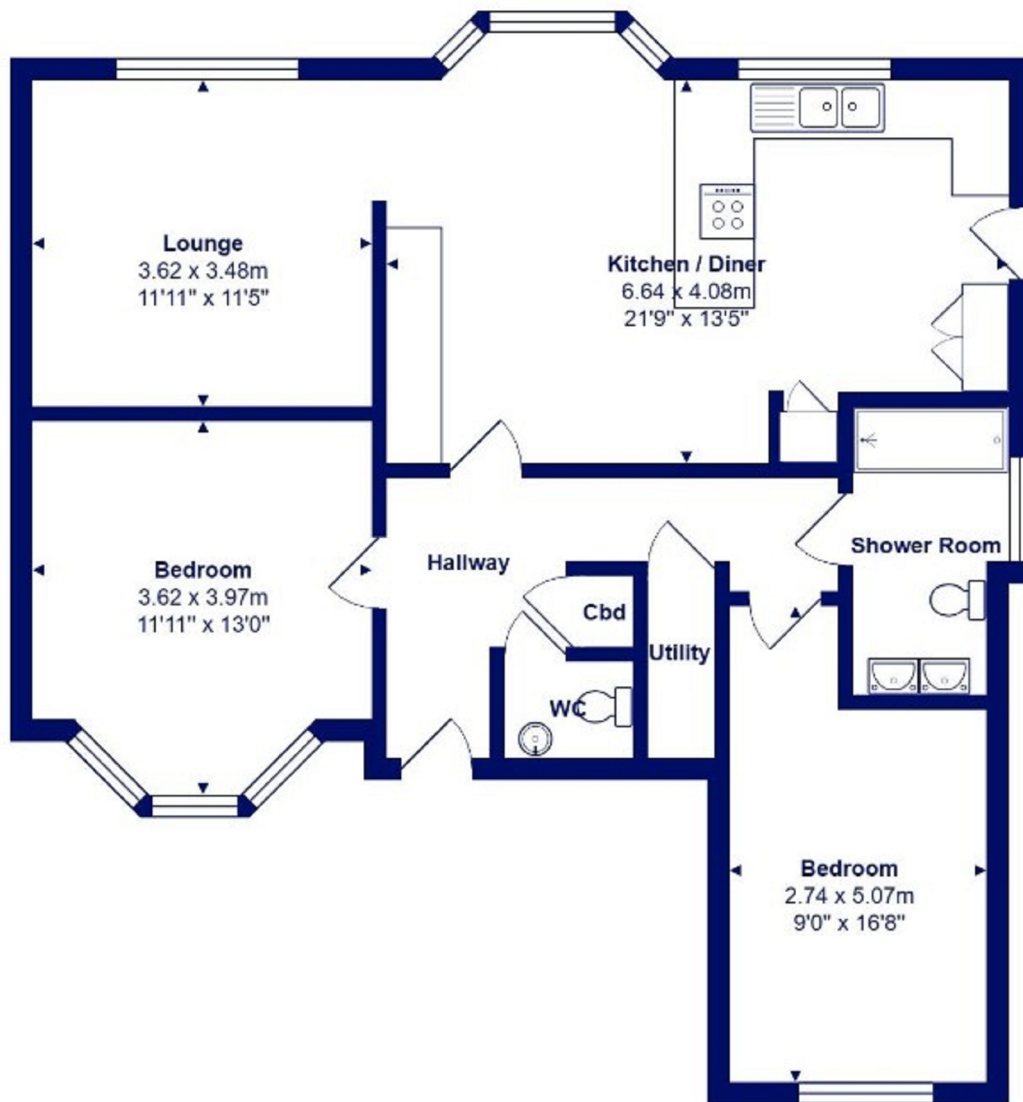
## TENURE

The resale tenure for this property is Share of Freehold

## EPC RATING

The EPC rating for this property is C74





**Ross Nicholas & Company Limited**  
334 Lyminster Road, Highcliffe, Dorset, BH23 5EY  
01425 277 777  
[highcliffe@rossnicholas.co.uk](mailto:highcliffe@rossnicholas.co.uk)