

## **20 Highview Court**

**Wortley Road, Highcliffe, Dorset, BH23 5GJ**



**PRICE: Offers in the Region Of      Lease: 125 years from 2007**  
**£280,000**

### **Property Description:**

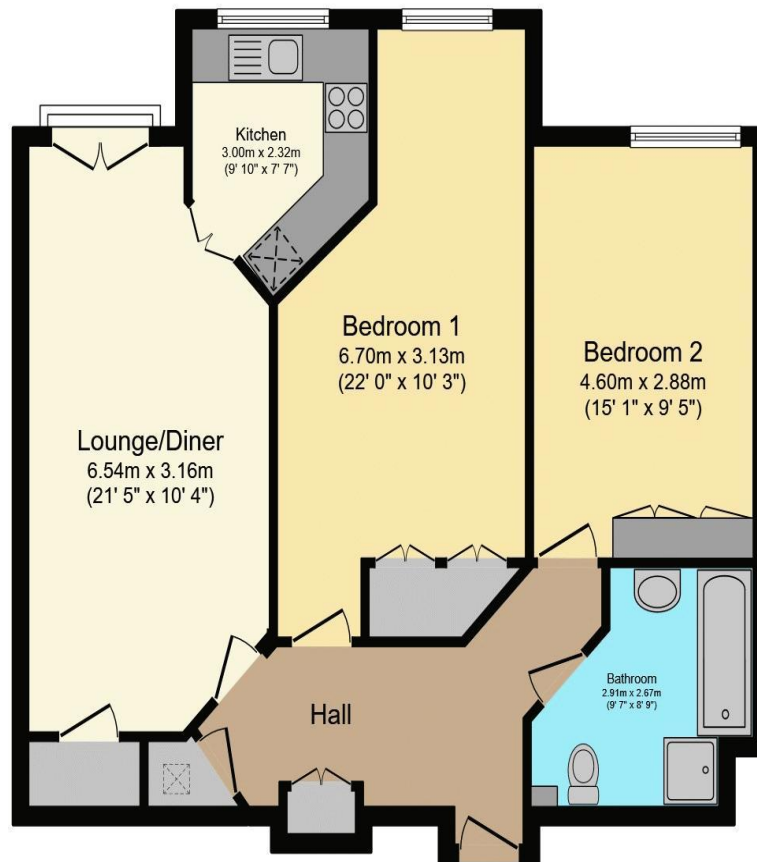
A TWO BEDROOM ASSISTED LIVING RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR WITH JULIETTE BALCONY Highview Court, McCarthy & Stone's Assisted Living Development of one and two bedroom apartments offers residents the prospect of continued independence in a secure environment. Highview Court comprises of 55 properties arranged over 4 floors each served by lift. In addition to an Estate Manager there is a team of Assistant Estate Managers who between them provide 24 hour cover. One hour a week of domestic help is provided for the residents in each apartment, the cost of which is included in the service charge. Additional domestic help can be purchased separately as required. It is a condition of purchase that residents be over the age of 65 years or such other combined age, at the landlord's discretion. Highcliffe boasts a castle, golf course, shops, doctors, and dentists etc and Highview Court is positioned adjacent to a park. Please speak to our Property

Estate Manager & Assistants (24 hour cover)  
Residents' lounge, Function room and Restaurant  
Communal car parking and Battery car store

Minimum Age 65  
Wheelchair accessible, Lift to all floors  
Guest suite with Emergency Call System  
Lease 125 years from 2007



**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 75.9 m<sup>2</sup> (817 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</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 &amp; Wales</b>	EU Directive 2002/91/EC	

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**For Financial Year Ending:**

**31/8/25**

**Annual Ground Rent:**

**£510.00**

**Ground Rent Period Review:**

**2030**

**Annual Service Charge:**

**£12,733.53**

**Council Tax Band:**

**D**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.