



Total Area: 65.1 m<sup>2</sup> ... 701 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



1 Rothesay Court, 15 Stuart Road, Highcliffe, BH23 5JS

£345,000

**Mitchells**  
1963 — TODAY

An immaculate ground floor apartment with a private, south facing walled garden. This lovely home features about 700sqft of living space with the living room leading out to the low maintenance garden making this a unique proposition. Rothesay Court is a modern building located right in the heart of the village and accessed via electric security gates with the shops and the sea being on your doorstep.

Garden apartments such as this are rarely available with most ground floor apartments having the benefit of communal gardens. The outside space here is beautiful with colourful shrub borders and extensive terracing giving people the opportunity to continue gardening but also having the benefit of the easy living that comes with owning an apartment. No forward chain.

- Rarely available, purpose built garden apartment
- Two double bedrooms with two bath/shower room (one en-suite)
- Modern fitted kitchen with double doors leading to the living room
- Security entry phone system and electric security gates
- Gas fired heating and UPVC double glazing
- Allocated parking space and communal lock up store
- Village centre location with the high street, bus stop, cliff top and beach being a short level stroll away
- Lease is 125 years from 29th Sept 2004 so 105 years remaining
- Service charge £2887.30 p/a
- Council Tax 'D' £2175.21
- EPC 'C'

