



Slades

**Flat 34 Rothesay Lodge 2-10 Stuart Road,
Highcliffe, Christchurch, Dorset, BH23 5JS**

PRICE: £315,950

Rothesay Lodge is a brand new Churchill retirement development consisting of one and two bedroom apartments and positioned in a convenient location for amenities, transport and the stunning Highcliffe clifftops.

The development itself comprises 48 apartments and boasts a fantastic Owners' lounge with a built-in coffee bar; making it the perfect spot for socialising. There is also a guest suite on site, a lift for easy access to all levels and many other benefits.

This bright and airy apartment is located on the Second floor and is just a short stroll from the lift.

You enter the flat via the front door in to the entrance hall, there is a storage cupboard and access to all rooms.

The living room / diner is a good size and very nice and bright. A Juliette balcony overlooks communal gardens at the rear of the development.

The kitchen is fully fitted and features a range of very pleasant light grey gloss eye and base level units finished with a white worktop. Integrated appliances include oven, hob, fridge, freezer and washer dryer. A window provides lots of natural light.

The shower room comprises a large walk in shower, a push button WC, and a wash hand basin with storage under and above, along with a vanity mirror. Tiled walls and a heated towel rail.

The bedroom is a good size double room with fitted wardrobes that have hanging space and shelving, and mirrored sliding doors.

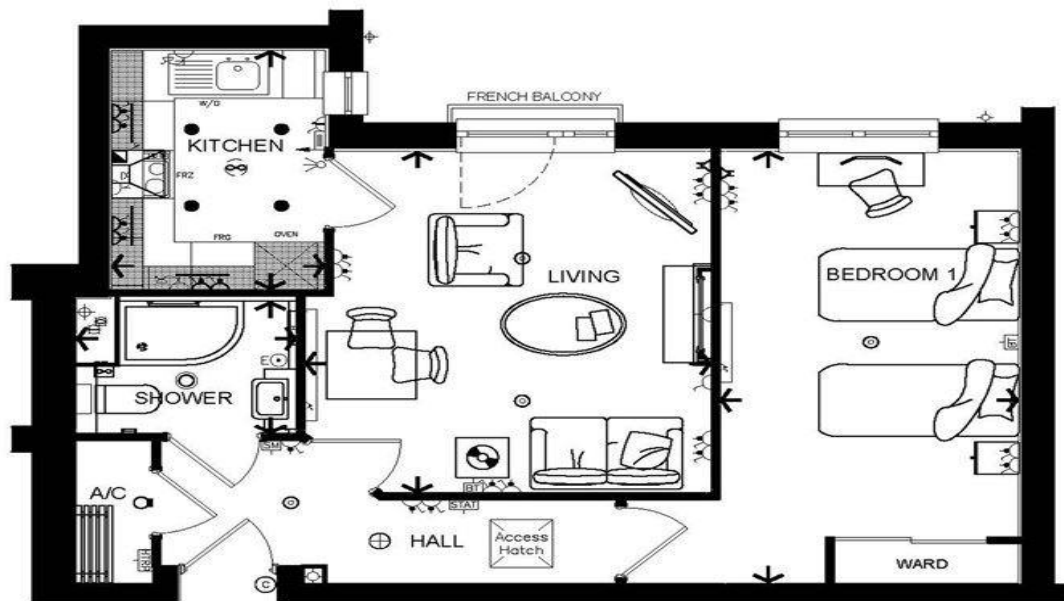
Communal Features

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Outside

There is an owners parking area and well maintained gardens. Within the grounds is buggy parking.

The development is located conveniently for shopping in Highcliffe village centre, there are also great transport links with a bus stop just outside and the train station located just over a mile away.



Living	Width	12'-9" [3875]	max	Length	14'-1" [4295]	max
Kitchen	Width	6'-8" [2030]	max	Length	9'-10" [3005]	max
Shower Room	Width	6'-11" [2100]	max	Length	5'-6" [1665]	max
Bedroom	Width	9'-4" [2845]	max	Length	17'-9" [5420]	max
		← 7'-8" [2325]	→ Arrows denote measurement distances			

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. All information correct at time of going to press.



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