



6 Highview Court, Wortley Road, Highcliffe, Dorset. BH23 5GJ

Guide Price £10,000



Ross Nicholas & Company Limited
 334 Lymington Road, Highcliffe,
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**** For sale by online auction ** Pre-Auction offers considered ** Available with no forward chain is this one bedroom Assisted Living apartment situated on the GROUND FLOOR in this prestigious block for the over 65's. The concept of assisted living offers complete peace of mind and security together with a great deal of convenience and many excellent communal facilities including a restaurant within the block. Highview Court is situated adjoining the recreation ground and within just a short level stroll of the seafront and the main high street shopping centre together with doctors surgery and chemist.**



COMMUNAL ENTRANCE

Accessed via a communal entrance door with secure entry system leading into the communal hallway and lounge areas.

ENTRANCE HALL

a wide and welcoming space with large storage cupboard on the right hand side, ceiling light point and wall mounted entry phone system. Door into the:

LIVING/DINING ROOM

Providing a lovely outlook over the communal grounds and car park via a UPVC double glazed door providing access outside, focal point electric flame effect fireplace, wall mounted electric night storage heater, two ceiling light points, television point. Double doors lead into the:

KITCHEN

Fitted with a good range of base and wall mounted units with areas of square edged work surface over. Inset four ring ceramic hob with filter extractor over and eye level fan assisted oven adjacent. Under counter fridge and freezer. UPVC double glazed window to front aspect, ceiling strip light point, wall mounted electric heater, part tiled walls and tiled splash back.

BEDROOM

A comfortable double bedroom with built-in double wardrobe with hanging space and shelving. UPVC double glazed window to the front, ceiling light point, wall mounted electric night storage heater, television point.

BATHROOM

Fitted with an easy access four piece suite comprising low level panel enclosed bath with grab rail, wet room style shower with wall mounted fittings and curtain surround, inset wash hand basin and vanity unit and a low level flush WC. Wet room style flooring throughout, wall mounted fan heater, ceiling light point, wall light point over sink with shaver adjacent.

COMMUNAL FACILITIES

There are a number of fantastic benefits to the Assisted Living concept including a restaurant on site serving a three course lunch available every day at an additional subsidised cost, large communal lounge with access onto the gardens, large communal dining room, a full time house manager, one hour of domestic help included each week.

OUTSIDE

The property sits in beautifully maintained communal grounds providing numerous seating and dining areas as well as deep mature flower beds and mature trees interspersed. There is access to an external buggy park with lighting and charging facilities as well as a large communal car park reserved for residents and their visitors, however this is on a first come, first serve basis.

LEASEHOLD & MAINTENANCE FEES

The property is held on the balance of a 125 years Lease from 2007 with an Annual Maintenance charge of £11207.45 and a Ground Rent of £435.

DIRECTIONAL NOTE

From our office in Highcliffe proceed through the Wortley Road Car Park turning right onto Wortley Road. Highview Court will be found at the end of the road on the left hand side and is clearly named.

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 £48 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.

AUCTION INFORMATION

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

TENURE

The resale tenure for this property is Leasehold

EPC RATING

The EPC rating for this property is B82

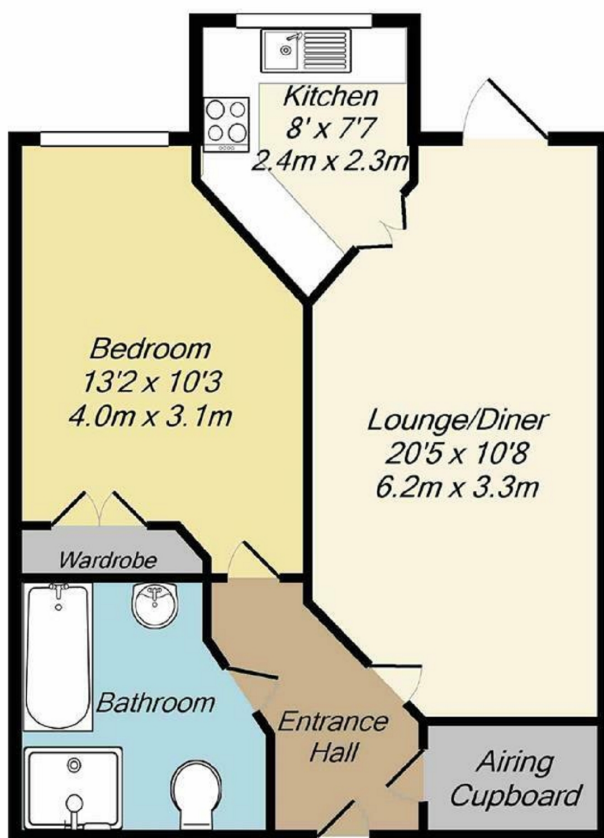


AUCTION INFORMATION CONTINUED

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.



TOTAL APPROX. FLOOR AREA 542 SQ.FT. (50.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.