



First Floor Apartment at Highwood

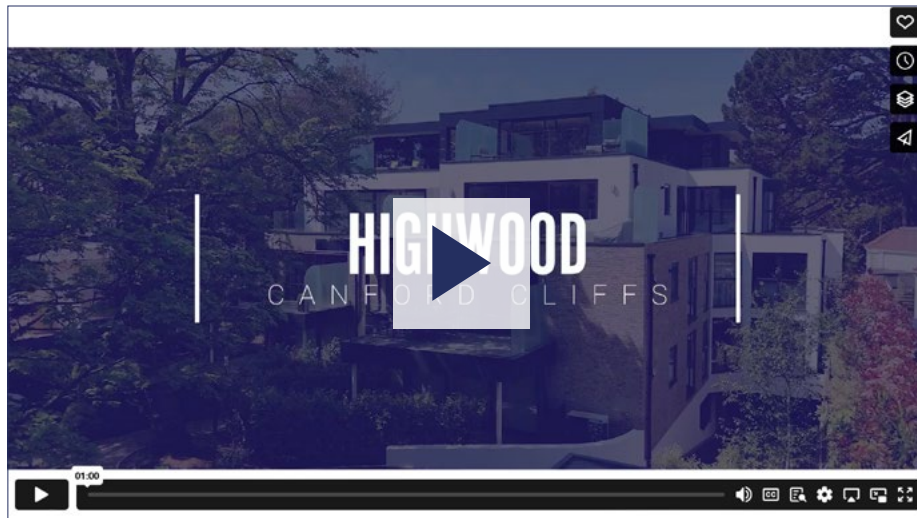
1 Bessborough Road, Canford Cliffs, Poole, Dorset, BH13 7BL



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Exclusive Properties

Can't wait to view in person?

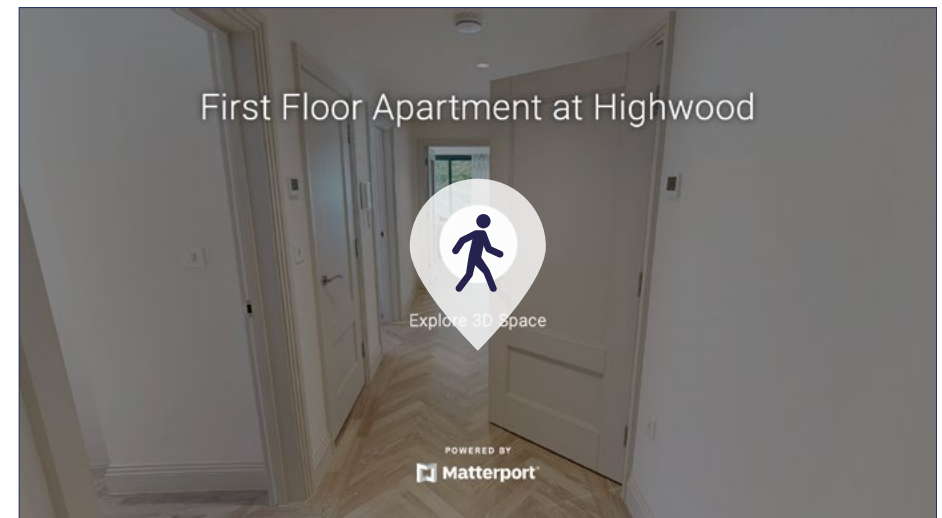
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo



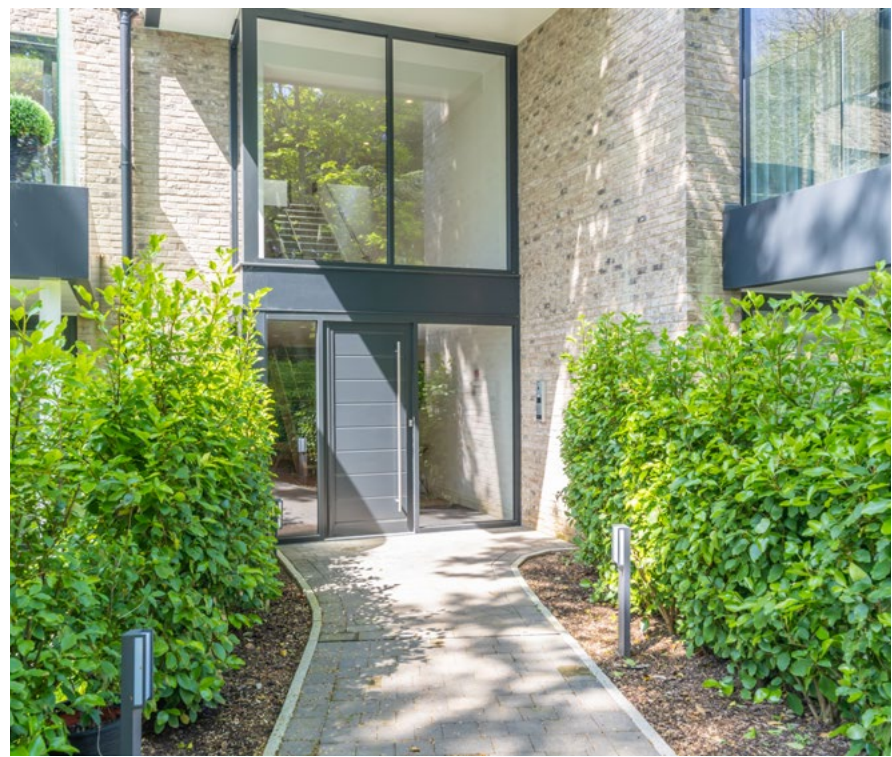
Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Matterport™



Highwood is one of the area's most sought after developments.





The oversize balcony is the perfect place to relax or entertain.



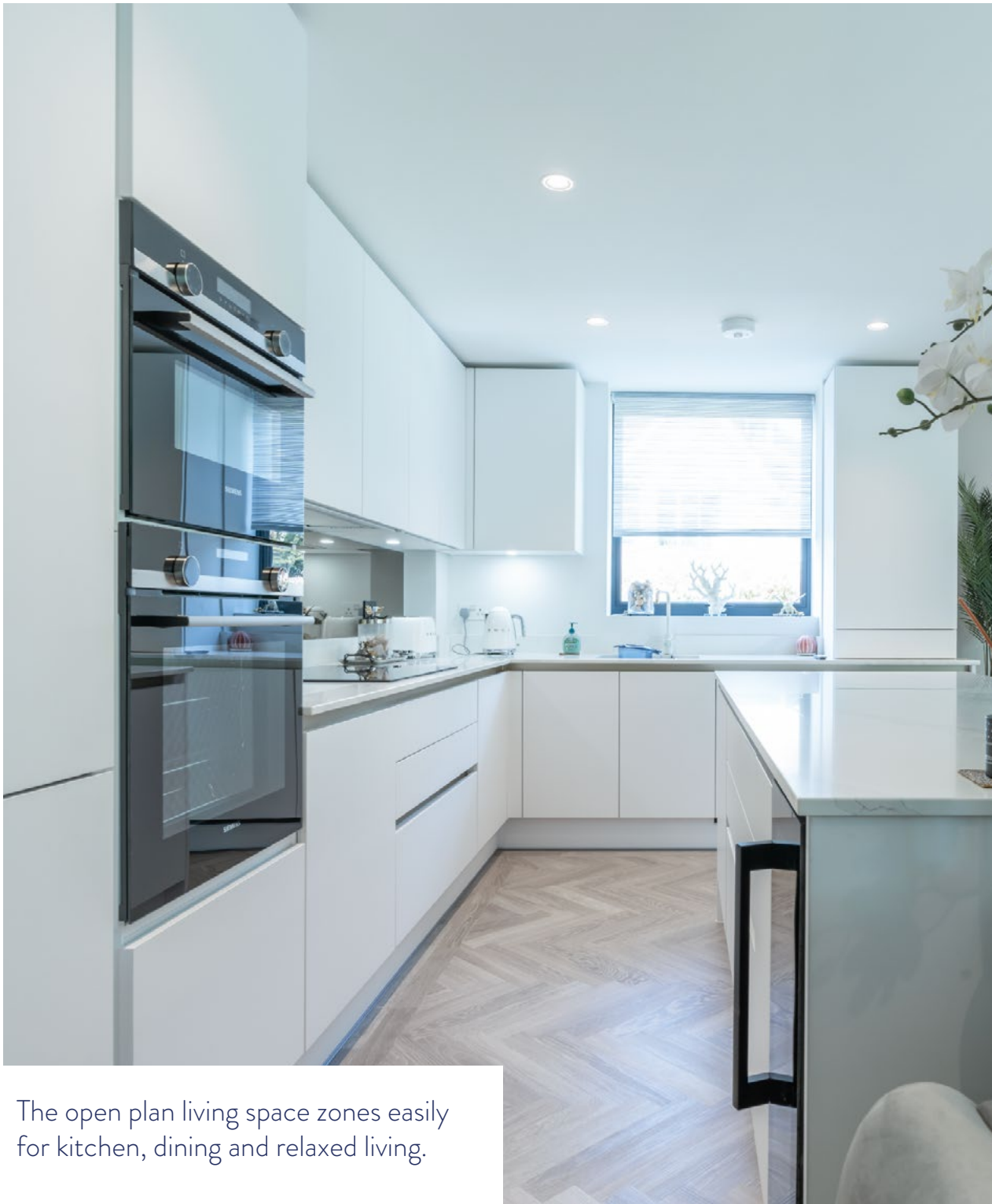
The highly luxurious accommodation extends to 1,329 square feet.



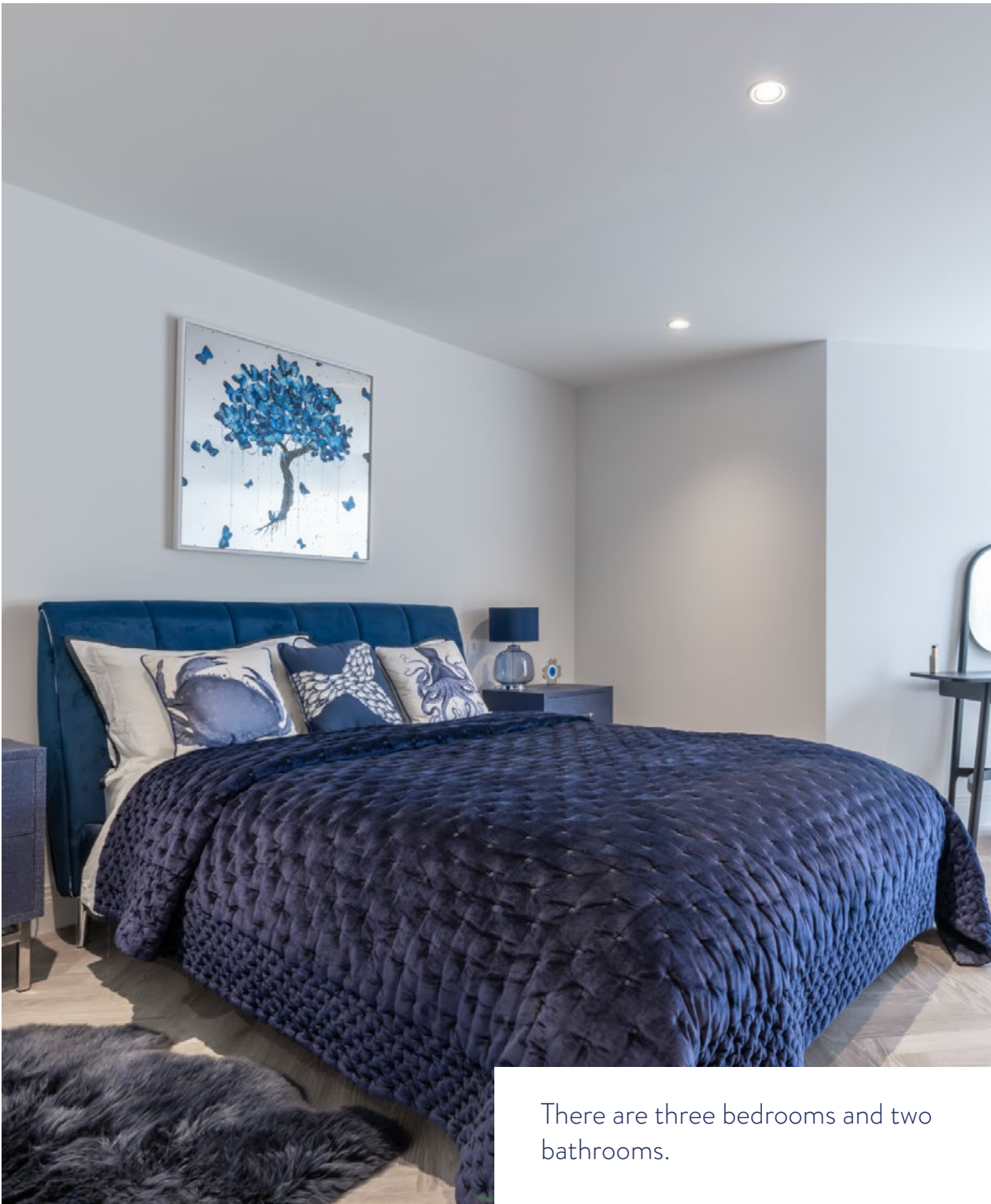
Clean lines and crisp finishes create a cool and contemporary style.



It is light and bright throughout, not to mention stylish!



The open plan living space zones easily for kitchen, dining and relaxed living.



There are three bedrooms and two bathrooms.



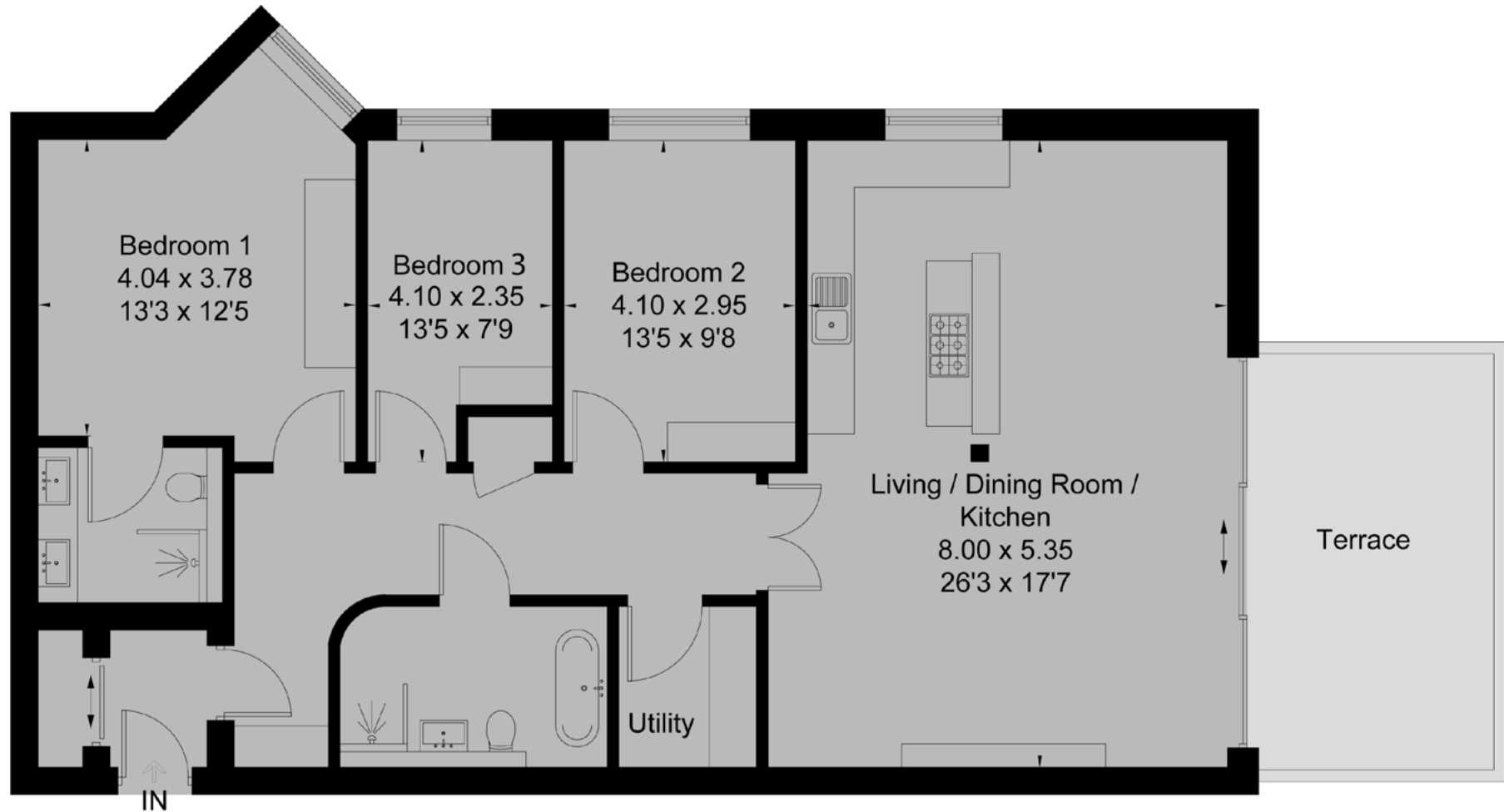


The balcony is accessed via large format sliding doors from the living space.

First Floor Apartment at Highwood, 1 Bessborough Road, Canford Cliffs, Poole, BH13 7BL

Approximate Floor Area = 123.5 sq m / 1329 sq ft

Terrace Area = 16.6 sq m / 179 sq ft



First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 263190

Summary

Highwood is a recently constructed and highly sought after development of luxury apartments in the heart of Canford Cliffs Village. Shops, restaurants and amenities are a short stroll in one direction whilst the area's famous Blue Flag beaches are close by in the other direction, accessed via a largely wooded walk through the nearby chines.

This apartment is situated on the first floor and extends to 1,329 square feet, plus an oversized balcony adding a further 179 square feet. The highly luxurious accommodation includes three bedrooms, two bathrooms, a large open plan living space zoned for kitchen, dining and living, as well as a separate utility room.

The principal bedroom suite includes a beautifully appointed en suite bathroom and all three bedrooms feature built-in wardrobes. The balcony captures the sunlight as it filters through the trees, evoking a feeling that is truly synonymous with the area.

It comes with two secure underground parking spaces and a large lockable store demonstrating substance as well as style. Pets are permitted under licence at the development too. This could make a great main or second home for those wanting to immerse themselves in the coastal lifestyle that the area is famous for.

- Stunning first floor apartment
- In the heart of Canford Cliffs Village
- Short walk to the beach
- Extends to 1,329 square feet
- Three bedrooms, two bathrooms
- Large open plan living space
- Huge balcony
- Two secure underground parking spaces
- Lockable store
- Pets allowed

Details

Guide Price: £895,000

Tenure: Leasehold & Share of Freehold

Lease Length: 999 years from 2022

Maintenance: TBC

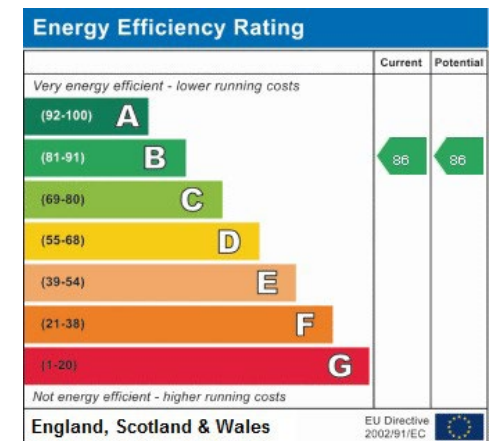
Ground Rent: TBC*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £32,250**
Additional Home £59,100**
** based on guide price

Council Tax: Band G
2024/2025 £3,579.59pa

EPC:



Address:
Apt 10 Highwood



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Property Ref: 0957



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.