

Penthouse Harbour Reach, 7 Haig Avenue
Canford Cliffs, Poole, Dorset, BH13 7AW



LUXURY &
PRESTIGE
Exclusive Properties

Introduction



Please click on the image above to view our short video introduction to this property.

£3,295,000

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

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Interactive 3D Tour

Can't wait to view in person?

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

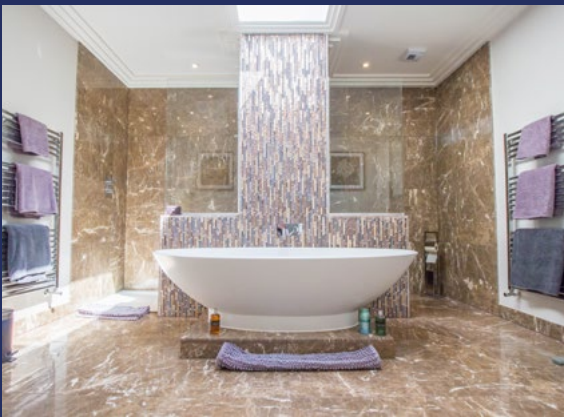
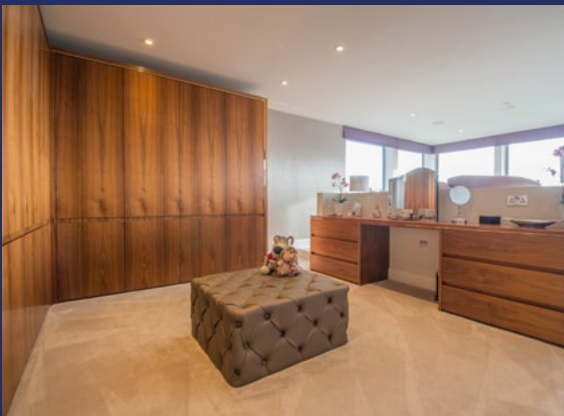
This fully immersive experience allows you to 'click and drag' your way through the property at your own pace.

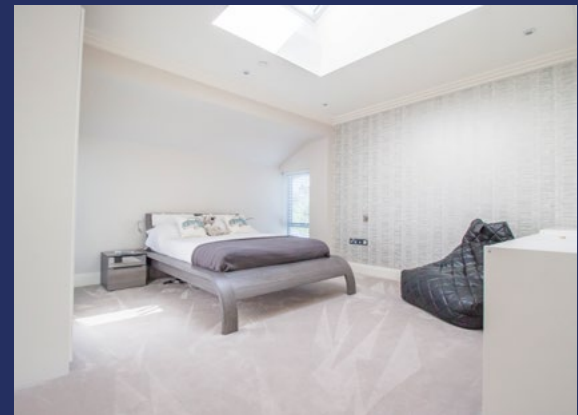
It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

















**Penthouse Harbour Reach, 7 Haig Avenue
Canford Cliffs, Poole, BH13 7AW**

GROSS INTERNAL AREA
FLOOR 1: 3896 sq ft, 362 m², FLOOR 2: 640 sq ft, 60 m²
TOTAL: 4537 sq ft, 421 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Summary

Harbour Reach is truly a landmark development set amidst manicured grounds of nearly two acres occupying a unique and tranquil position, benefitting from truly panoramic views across Parkstone Golf Club and Poole Harbour.

This stunning penthouse is constructed on a grand scale with a magnificent reception hall and a 40ft lounge / dining room with a vaulted ceiling above, designed to take full advantage of the panorama below. The finishes can only be described as sumptuous from the exquisite kitchen / family room to outstanding master bedroom suite with its split level dressing area and palatial ensuite bathroom. It also boasts direct lift entry and three spaces in the secure underground garage.

Apartments in this sought after block are very rare to the market and this must be one of the largest and most luxurious penthouses ever to be constructed in the area, by one of the areas most celebrated developers.

- Approximately 4,300 square feet
- Wonderful far reaching views
- Huge 40' lounge / dining room
- South West facing terrace
- 38' kitchen / family room
- Study / library
- Four bedroom suites
- Magnificent reception hall
- Direct lift access
- Three secure parking spaces

Guide Price:

£3,295,000

Stamp Duty:

Main Home £294,150*

Additional Home £393,000*

(*based on guide price)

Tenure:

Leasehold & Share of Freehold

Lease Length:

999 years from 01/01/2013

Maintenance:

TBC

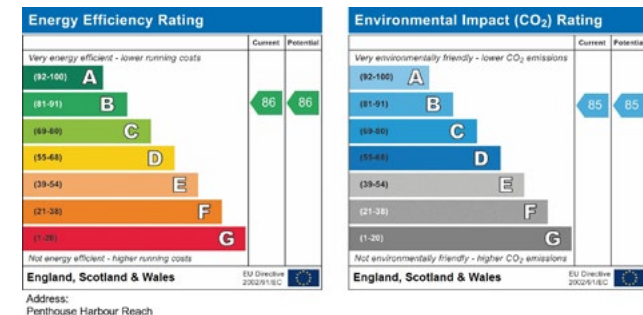
Ground rent currently: TBC**

** Grounds rents can increase over time and advice should always be sort by your solicit before exchange of contracts Band H

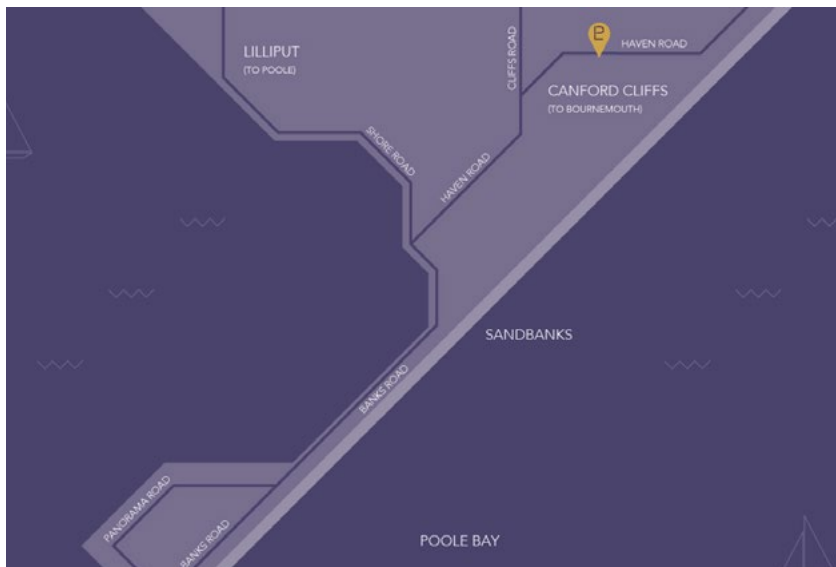
Council Tax:

(2020/2021 £3,631.78)

Energy Performance Certificate:



Get in Touch....



IN PERSON:

We are located at 15 Haven Road, Canford Cliffs, Poole, BH13 7LF. We would love to see you for a cup of tea or coffee.

BY PHONE:

01202 007373

BY EMAIL:

info@luxuryandprestige.co.uk

PROPERTY REF:

0032



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.

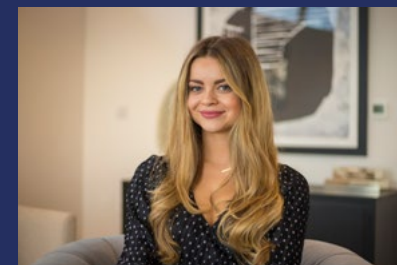


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