



## Flat 5 Hove To, 5 Highmoor Close, Poole BH14 8TG

An exceptionally well presented three bedroom apartment constructed in 2009 by renown local builders Whitelock and is situated on the first floor of a small low rise block nestled at the end of a quiet cul-de-sac enjoying spectacular views towards Poole Harbour, Brownsea Island and the Purbeck Hills beyond.

**EPC: 83 Council Tax Band: E Price: OIEO £700,000 S'Freehold**







## Key Features

- SMALL LOW RISE BLOCK SITUATED WITHIN A QUIET CUL DE SAC
- SPECTACULAR VIEWSW TOWARDS POOLE HARBOUR, BROWNSEA ISLAND AND THE PURBECK HILLS
- OPEN PLAN SITTING/DINING/KITCHEN
- 24' SOUTH FACING BALCONY WITH ELECTRIC AWNING
- THREE DOUBLE BEDROOMS WITH EN SUITE TO THE MASTER BEDROOM
- CUSTOM FITTED WARDROBES IN PRIMARY AND SECOND BEDROOM
- UNDER FLOOR HEATING, AND PRESSURISED HOT WATER SYSTEM
- ALLOCATED GARAGE, BIKE STORE AND RESIDENTS' GYM

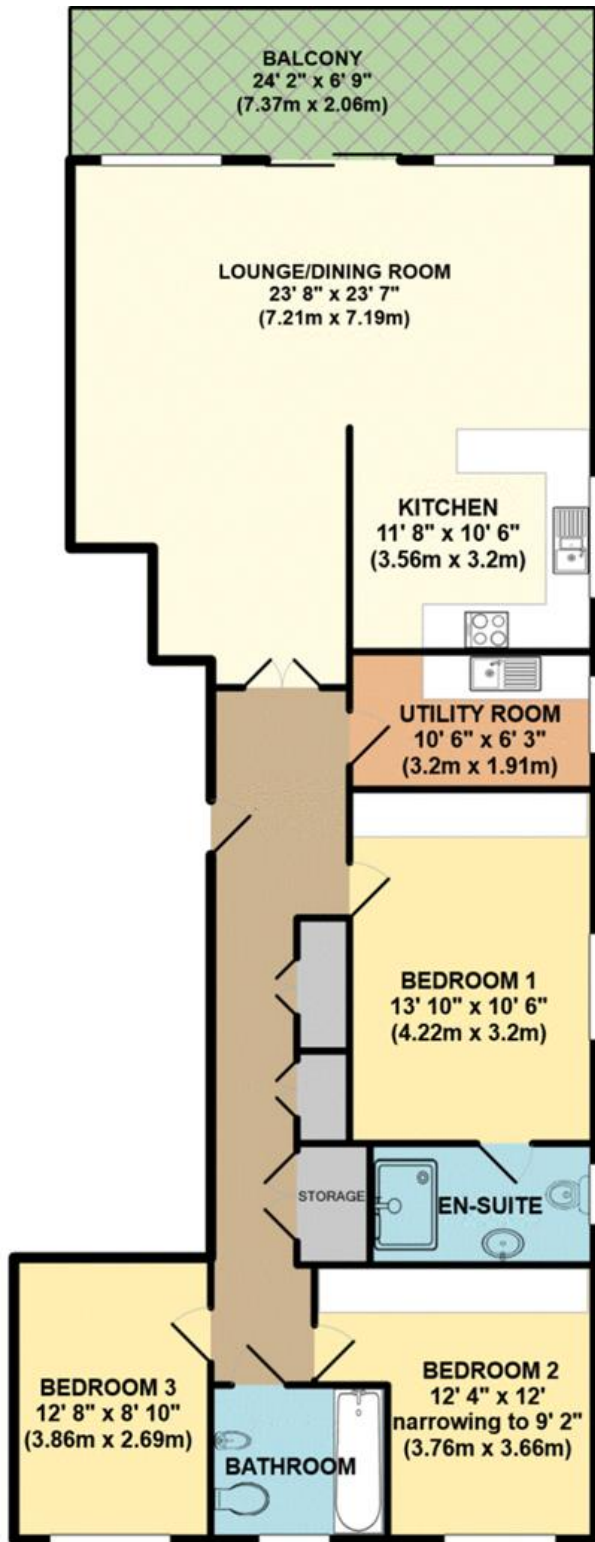
## The Property

The property was constructed in 2009 by renown local builders Whitelock and is situated on the first floor of a small low rise block nestled at the end of a quiet cul-de-sac and enjoys spectacular views towards Poole Harbour, Brownsea Island and the Purbeck Hills beyond.

The front door opens into a large and welcoming entrance hall which gives access to all principal rooms and has built in storage cupboards. There is a spacious open plan sitting/dining/ kitchen with has full height sliding glass doors opening onto a large south facing terrace which takes full advantage of the

wonderful views. The kitchen is fitted with an extensive range of built in units and incorporates AEG built in appliances, new worktops, porcelain tiled floor, LED lighting and a breakfast bar for casual dining. There are three double bedrooms with the primary benefitting from an en-suite shower room and fitted wardrobes. Bedroom two also has fitted wardrobes and chest of drawers. A family bathroom serves both bedrooms.

The development is set within immaculate communal gardens and there is an allocated garage, residents' bike store and small gym.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	83
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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