



**Highfield House, 23 Courtenay Road  
Poole, Dorset, BH14 0HE**



# Highfield House, 23 Courtenay Road, Poole, Dorset, BH14 0HE

## Share of Freehold £280,000

A characterful, superbly presented 2 bedroom, second floor apartment, which enjoys wonderful distant views of Poole Harbour. The property is located just over 600 metres from Ashley Cross with its diverse array of independent shops, bars, cafés and restaurants.

- A two bedroom second floor apartment, which was converted from an attractive manor house, positioned on a quiet hilltop location
- The lounge features a fantastic, open fireplace with a tiled hearth
- High ceilings and large windows create a superb feeling of space
- Highfield House has been sympathetically converted into 12 apartments over 3 floors
- Communal parking area
- Gas central heating and a newly installed combination boiler, with Magna Clean and a service agreement
- Stylish tiled bathroom, with a shower over the bath, sink and WC
- The kitchen has a newly fitted cooker
- Double glazing with newly fitted hinges
- Offered with share of freehold and a 999-year lease from 2015

Ashley Cross is around ½ a mile away with a diverse array of independent shops, bars and restaurants which are set around the Green. There is a thriving café culture to be found there and just a mile further down the road is the lovely Whitecliff family Park with harbourside walks leading through to Poole Park to Poole Quay with its range of shops, restaurants and bars.

Term of Lease: 999 years from 2015

Maintenance Charges: £550 per quarter (whilst carrying out remedial works)

Ground Rent: N/A

COUNCIL TAX BAND: B

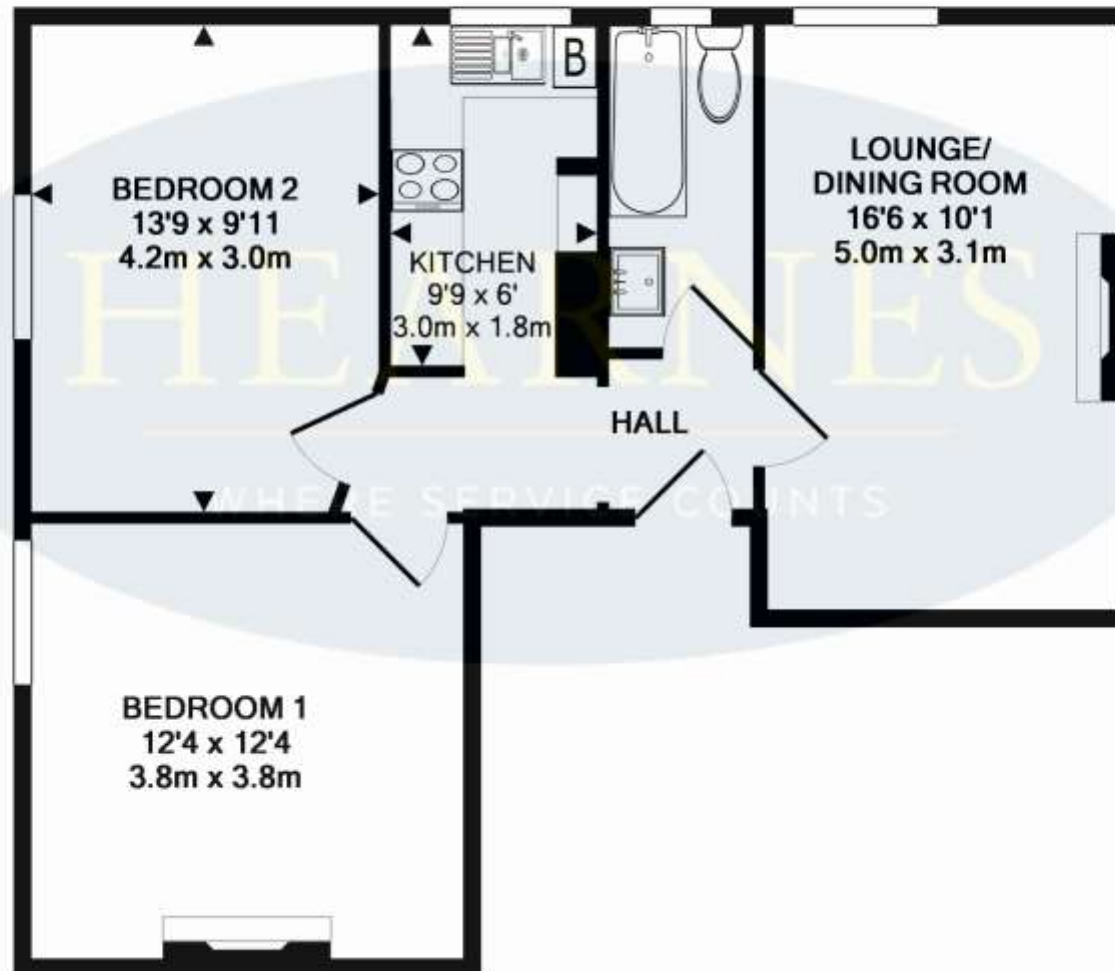
EPC RATING: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 589 SQ.FT. (54.7 SQ.M.)

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141  
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