



Highwood
1 Bessborough Road
Canford Cliffs
BH13 7JS

Brand New Luxury
3 Double Bedroom Apartment
£3,000 pcm

ALBURY
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Brand new luxury apartment. This contemporary development has been designed by renowned award winning local architects David James and built by the highly regarded Harrison Property Group.

General Information

- Block has contemporary external design with large sections of powder coated Aluminium frames and glazing
- Large double section patio doors
- 230 sq ft terrace with decking set behind glass balustrade. South/South West facing
- Secure underground parking with 2 dedicated bays
- Good sized lockable storage area with power and light in the underground car park
- 6 person lift from the basement to all floors
- Generous 2.4m ceiling heights
- Underfloor heating with individual zoned area
- Air source heat pump





Key Features

- Brand new luxury 3 double bedroom apartment
- 1664 sq ft apartment including a 230 sq ft South facing terrace
- 2 dedicated spaces in secure underground garage
- Dedicated store in the garage with heat and light
- Air source heat pump and underfloor heating throughout (individually zoned)
- Kitchen Elegance designed kitchens with Siemens integrated appliances
- Separate utility room
- SKY/HD TV to each reception room and bedroom
- Data/BT point to each habitable room
- Cat5 & Cat6 cabling to TV points plus 2 wifi points



Additional Information

- Council tax band : *ETBC*
- EPC Rating: B
- Connectivity: Data/BT point in each habitable room. CAT5 & CAT6 cabling to TV point plus 2 wifi points
- TV: SKY/HD TV in reception rooms and bedrooms
- Rent: £3000 per calendar month
- Property Deposit: £3462
- Term: Initial 12 months
- Furnishing: Unfurnished
- Parking: 2 dedicated spaces in underground secure garage
- Additional Storage: Dedicated storage room with power and light in the underground secure garage





Kitchen

- Kitchen Elegance design with quartz surfaces
- Full package of Siemens integrated appliances: oven, combi-microwave, dishwasher, fridge-freezer, induction hob and integrated extraction
- Integrated Led under counter lighting

Utility Room

- Separate utility room with stainless steel sink, complimentary storage units to them kitchen
- Space and plumbing for washing machine and separate dryer



Family Bathroom and En Suite

- Contemporary white sanitaryware
- Wall mounted vanity units with integrated ceramic basin
- Wall mounted loo's with soft close seats and dual push button flush
- Porcelanosa tiles to floors and walls
- Walk-in shower with thermostatically controlled fixed head shower and walled mounted hand held shower.
- Mirrors with LED strip lighting behind
- Heated towel ladders





Finishes

- Luxury Karndean herringbone wood effect flooring to hallway, living room, dining area, kitchen and utility room.
- Quality carpet to bedrooms
- Contemporary 6 inch skirting and matching architrave
- Fitted Italian wardrobes to master bedroom and bedroom 2.

Security

- Door entry system linked top front entrance gates and front door of building
- Texecom security alarm with movement sensors throughout
- Communal lighting with movement and daylight sensitive sensors
- Mains supply smoke and heat alarms



Electrical

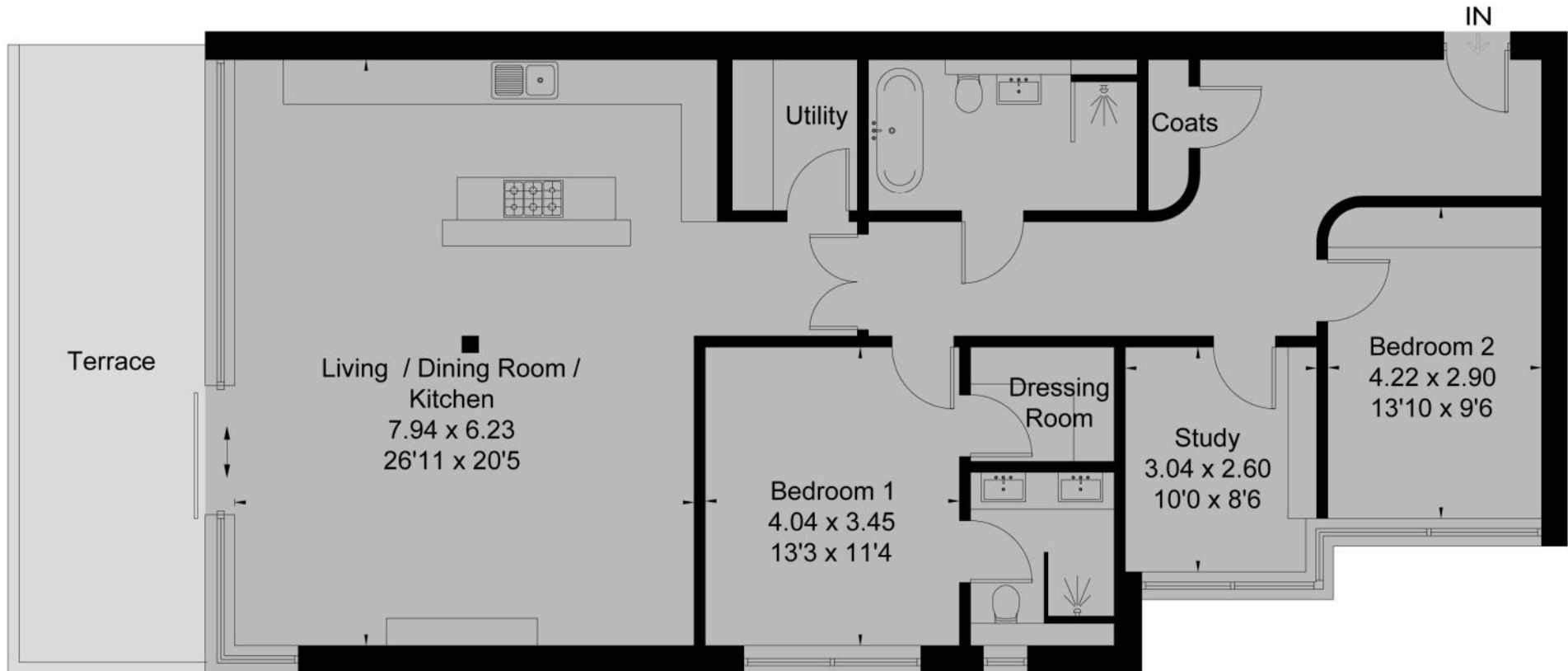
- Recessed LED downlights throughout
- Contemporary ironmongery to all sockets and light switches
- Underfloor heating with temperature controlled settings for individual rooms
- Data/BT point to each habitable room
- SKY/HD TV in all reception rooms and bedrooms
- Exterior balcony lighting
- Cat5 & Cat6 cabling to TV point plus 2 wifi points



Apartment 7, Highwood, | Bessborough Road, Canford Cliffs, Poole, BH13 7JS

Approximate Floor Area = 133.2 sq m / 1434 sq ft

Terrace Area = 21.4 sq m / 230 sq ft



First Floor

LOCAL AREA

This brand new Highwood block is located in Canford Cliffs, a prime residential suburb, located midway between the coastal towns of Poole and Bournemouth. The area is renowned for its natural beauty and micro climate with mild winters and more sunshine than most other parts of the country.

From Highwood it is just 150 metres into Canford Cliffs Village with an eclectic mix of coffee shops and eateries. A Tesco Express store is due to open in the village. You are a short walk to the famous Compton Acres Gardens and 2 excellent gastro pubs-The Cliff and The Canford.

For a special evening the Rick Stein harbourside restaurant is on the local Sandbanks peninsula. Or The Pig on the Beach in Studland, on the other side of the ferry. Other places not to be missed: Look out over Poole Harbour from the Harbour Heights Hotel. Just over Evening Hill is the Koh Nai Thai Tapas restaurant and when in Lilliput don't miss a visit to Mark Bennett's award winning artisan patisserie. And a night out in Ashley Cross is fun. It is 500 metres walk from Highwood to Canford Cliffs beach where you can stroll to Sandbanks and its award-winning Blue Flag beaches. Poole Harbour is the 2nd largest natural harbour in the world and one of the safest spaces in the UK to learn to windsurf, kitesurf or paddleboard. You can watch the large ferries dominate the skyline, the jet skis, the elegant locally built Sunseeker yachts.

The area has a large cycling community with a favourite destination being to take the Sandbanks chain ferry to explore the Purbeck Hills. And off course Dorset's Jurassic Coast is a must for walkers. There are local gyms at the Haven Hotel and the Sandbanks Yacht Company. If golf or tennis is your sport you are well catered for locally. Parkstone Golf Club, one of the top 100 courses in the country is on your doorstep. The famous West Hants Tennis Club is within 4 miles and there are public courts in Leicester Road, Branksome Park and the East Dorset Club at Whitecliff.

From Highwood you are approximately 2.5 hours from London by car. It is a couple of miles to the Wessex Way with at least dual carriageway to the New Forest, Southampton and the UK motorway network. By rail there are direct routes to London and Manchester. Bournemouth International Airport is one of the fastest growing in the UK and from Poole there are ferries to France and the Channel Islands.

Despite living in one of the most stunning places in the UK, the area is a significant business hub with the headquarters of JP Morgan, Vitality, LV, Sunseeker Marine, Barclays International, the RNLI and Merlin Entertainments all in the conurbation.

A stunning place to live.



Viewing by appointment through sole agent

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