



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

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## Share of Freehold Price £190,000

A characterful, superbly presented 2 double bedroom, top floor apartment, with beautiful views over Ashley Cross treetops to Poole Harbour, the Purbecks and Brownsea Island. The property is located just over 600 metres from Ashley Cross with its diverse array of independent shops, bars, cafés and restaurants. Added benefits include parking space, gas central heating and double glazing.

- A 2 double bedroom second (top) floor apartment
- Highfield House is an attractive old manor house, positioned on a quiet hilltop location and has been converted into 12 apartments over 3 floors.
- Share of Freehold plus 999 year lease
- A quirky, character property with attractive exposed beams, stain glass internal window and wooden doors in the entrance hall
- Lovely kitchen with a range of cream units with a complimentary work top, gas hob and cooker
- Beautiful character lounge/dining room with beamed attic ceiling, gas fire and delightful views to the Purbecks and Brownsea Island
- Modern bathroom with white suite and shower over bath
- Communal parking with space for 1 car
- Double glazing & gas central heating

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.

COUNCIL TAX BAND: B

EPC RATING: F

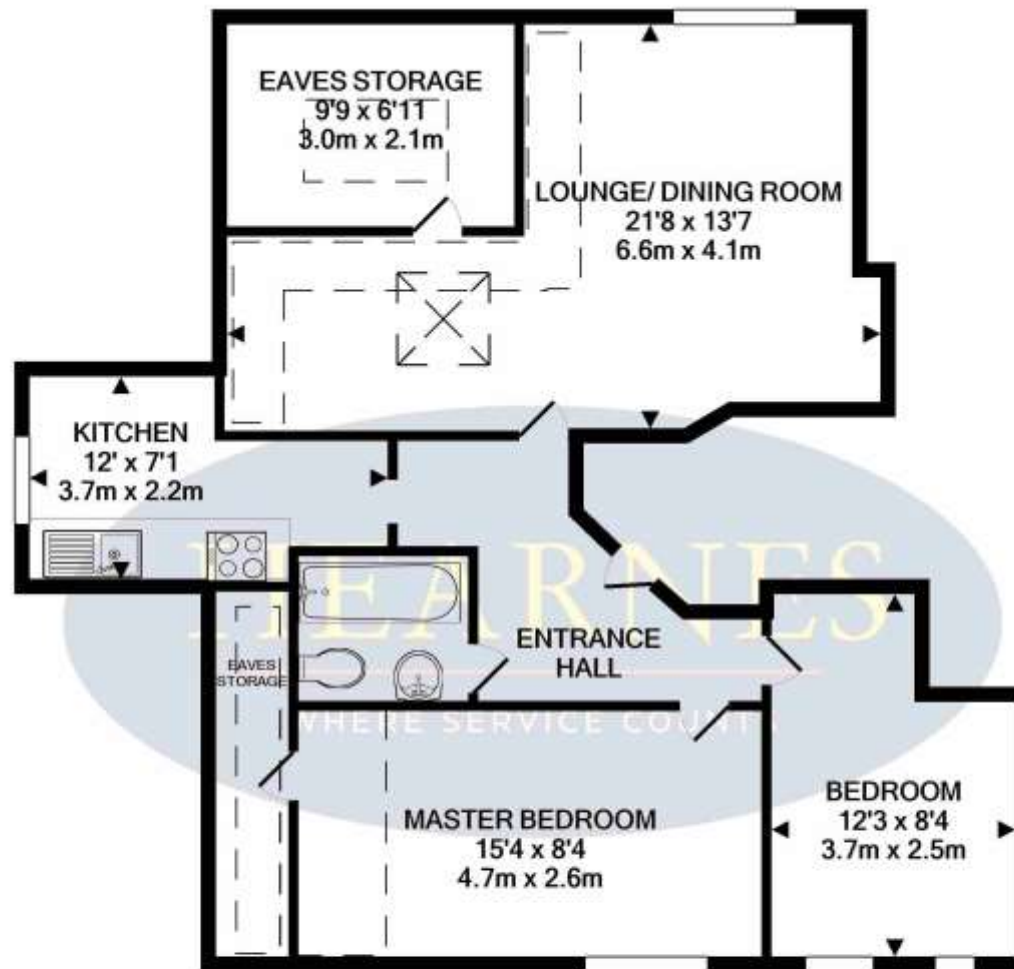
Term of Lease: 999 years from 1987 (plus share of freehold)

Maintenance: Approximately £210 Per Calendar Month

Ground Rent: N/A



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 695 SQ.FT. (64.6 SQ.M.)**

Whilst every attempt has 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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