

FOR SALE

The Penthouse,  
Altiori, 6 Highmoor Road, Lower  
Parkstone, Poole, Dorset BH14 8SZ



PHILIPPA SOLE





£2,250,000

Stunning Penthouse apartment

Exquisitely finished and beautifully presented

Impressive kitchen/ dining/ living room

3 bedroom suites

Lounge/4th bedroom

2.216 square feet of Internal accomodation

541 square feet of terrace

Secure video-entry lift access direct into Penthouse

Council Tax Brand G: £3,413.73

Maintenance £3,443.14

Share of Freehold

[Click here for virtual tour](#)

## About this property

One of the finest views in Poole! Occupying the top two floors, this exceptional Penthouse is contemporary in design with an elegance throughout. It features two spacious terraces presenting spectacular views spanning Poole Harbour and across to the Purbeck Hills and beyond to the Jurassic coast. This exclusive development of just 8 spacious apartments has been recently built by the highly regarded TownCourt Homes, known for their high end quality properties, and offers secure underground parking for two vehicles.

You enter the Penthouse directly via the lift's secure video entry system, and what an entrance! You turn to see a literally breathtaking panorama, certainly one of Poole's finest. The heart of the apartment is the open plan kitchen / dining / living room framed on two sides by large sliding doors opening onto the palatial terracing and frameless glass balustrade, allowing you to enjoy the early morning views through to the mesmerising sunsets. The bespoke designed kitchen is extensively fitted with a full range of luxury units, high end Gaggeineau appliances and a feature island unit with breakfast bar and wine cooler, all complemented by a quartz worktop.

This upper floor features a large south-facing separate reception room, continuing the seamless threshold out onto the largest of the two terraces. Currently used as a luxurious home office due to Category 6 cable connection, it could also be used as a media room or fourth bedroom. The luxurious principle bedroom suite also enjoys direct access onto the terrace and the all consuming views. The walk through dressing room provides ample hanging and storage and leads you through to a lavish ensuite bathroom with walk-in shower. The central core to this level is the impressive entrance hall, with tiled flooring, which seamlessly runs through to a stunning polished wood and glass floating staircase leading to the lower level and two further bedroom suites, the larger of the two with stunning harbour views and fitted wardrobes.

With an entrance on each of the two floors and a large utility room conveniently located opposite the lift, this apartment offers versatile and spacious accommodation. Secure underground parking is entered via a remote controlled roller shutter, leading to two allocated parking spaces, electric charge points and bike storage. Additional features of this apartment include: Sonos sound system to the principle bedroom and living areas, Cat6 cabling and secure PAS24 video entry system.









## Location

The beautiful award-winning sandy beaches at Sandbanks are only a short distance away, perfect for taking part in various water sports, the ever popular paddle boarding or simply just lazing in the sun. The Sandbanks Chain Ferry crosses the short stretch of water at the mouth of Poole Harbour to the Purbecks, giving access to Swanage, the magnificent Jurassic coastline and the Purbeck countryside attracting walkers, mountain bikers and climbers year-round.

There is a selection of marinas and yacht clubs sheltered within Poole Harbour, each with their individual ambience and facility offering depending on what type of water-sporty you are. The Lighthouse, which is Poole's Centre for the Arts, is the largest regional Arts centre in the UK and home to the Bournemouth Symphony Orchestra. There are also two fantastic local golf clubs, the Isle of Purbeck Golf Course, with breathtaking views across both the harbour and out to sea, and Parkstone Golf Club, which is just a few minutes drive away.

Whether this is to be your low-maintenance weekend retreat or a lifestyle home by the sea, London Waterloo is easily accessible in approx. 2 hours via Parkstone Train Station, which is less than 0.5 miles / 10mins walk away. For easy access to mainland Europe, Bournemouth International Airport is approx. 8 miles away.









## Apartment 8 (Penthouse) - Third & Fourth Floor

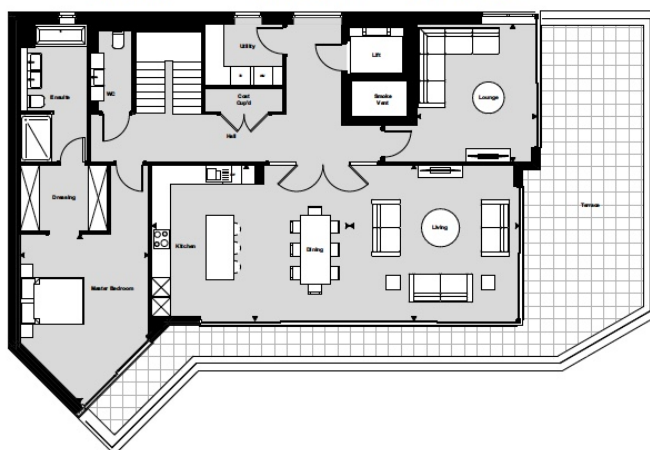
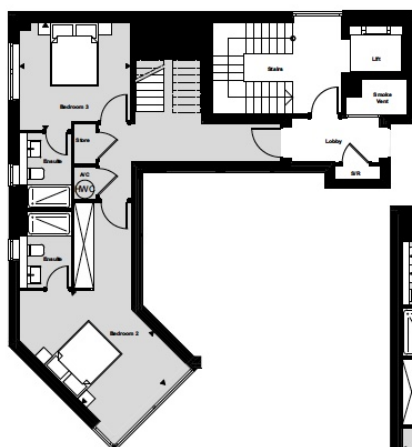
Gross Internal Area: 205.9 sqm (2,216 sq ft)  
Terrace: 50.3 sqm (541 sq ft)  
Total: 256.2 sqm (2,757 sq ft)



Room Dimensions

Photo represents actual view from terrace

Living:	5.20m x 4.79m	(17'1" x 15'9")
Kitchen / Dining:	6.25m x 4.79m	(20'6" x 15'9")
Lounge:	3.63m x 4.35m	(11'11" x 14'3")
Master Bedroom:	4.06m x 5.31m	(13'4" x 17'5")
Bedroom 2:	3.21m x 4.20m	(10'6" x 13'9")
Bedroom 3:	3.49m x 3.40m	(11'5" x 11'2")



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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