



14 Downland Place, Adastral Road, Canford Heath, Poole, Dorset BH17 8SL

£199,950 Leasehold

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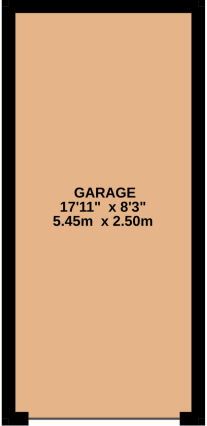
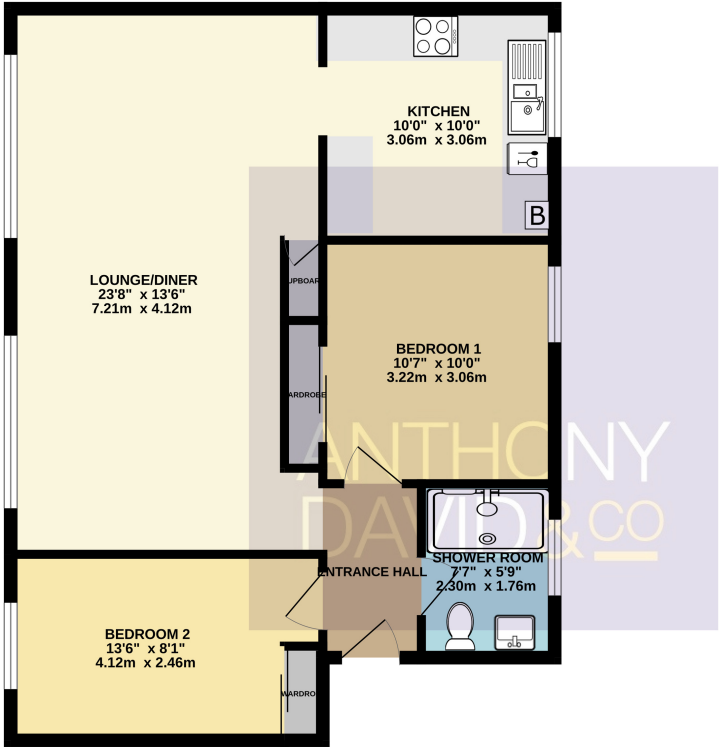
01202 677444

**** SIMPLY STUNNING **** A superb two double bedroom first floor apartment situated in the heart of Canford Heath just a short stroll from local shops, amenities, schools and bus routes. This ideal first time buy has been beautifully maintained by the current owners and viewing is a must to not only appreciate its convenient location but also the stylish accommodation on offer, which comprises: 23' lounge/diner, fitted kitchen and contemporary shower room. Externally the property is set within well maintained communal grounds and has the added benefit of a garage in block. Further features of this 'little gem' include: feature wall mounted fire, fitted wardrobes to both bedrooms, underfloor heating to to hallway and shower room, long lease, visitors parking, new windows (2016) and new heating system (2017). Nearby Schools Canford Heath Infants and Juniors, Haymoor Juniors and Magna Academy.

**ANTHONY
DAVID & CO**

FIRST FLOOR
711 sq.ft. (66.1 sq.m.) approx.

GARAGE IN BLOCK
147 sq.ft. (13.6 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 23' 8" x 13' 6" (7.21m x 4.11m)

Kitchen 10' 0" x 10' 0" (3.05m x 3.05m)

Bedroom One 10' 7" x 10' 0" (3.23m x 3.05m)

Bedroom Two 13' 6" x 8' 1" (4.11m x 2.46m)

Shower Room 7' 7" x 5' 9" (2.31m x 1.75m)

Garage 17' 11" x 8' 3" (5.46m x 2.51m)

Tenure Leasehold - 999 years from 01/06/1983

Service Charge £180 per month

Ground Rent Peppercorn

Council Tax Band B

TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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	

Property details contained herein do not form part of or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.