



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

£199,950 Leasehold

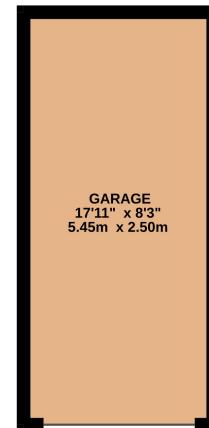
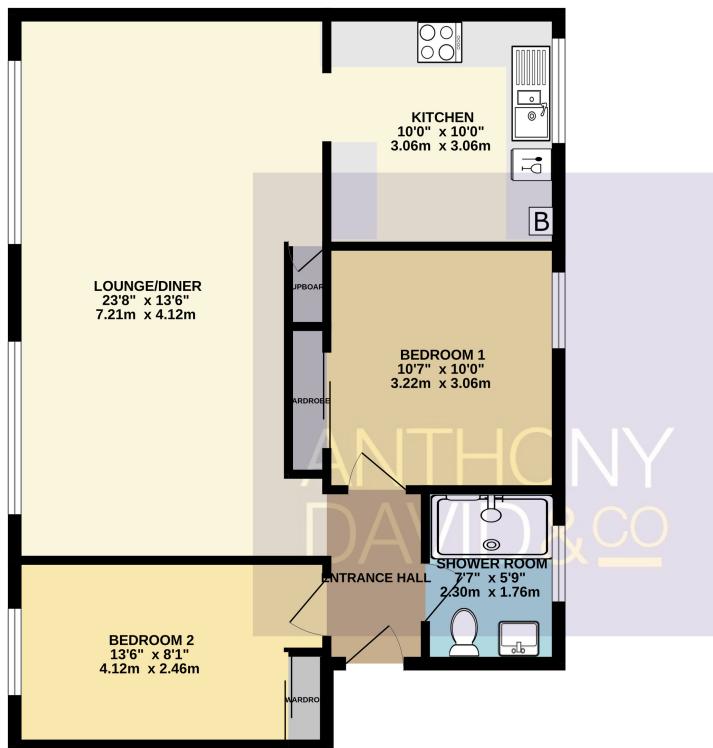
\*\* SIMPLY STUNNING \*\* A superb two double bedroom first floor apartment situated in the heart of Canford Heath just a short stroll from local shops, amenities, schools and bus routes. This ideal first time buy has been beautifully maintained by the current owners and viewing is a must to not only 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.

info@anthonydavid.co.uk  
www.anthonydavid.co.uk  
01202 677444

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)

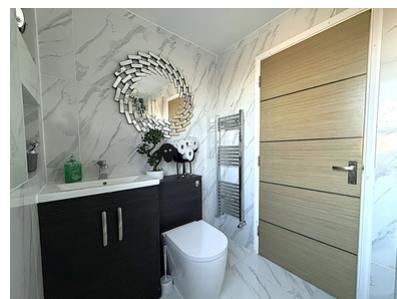
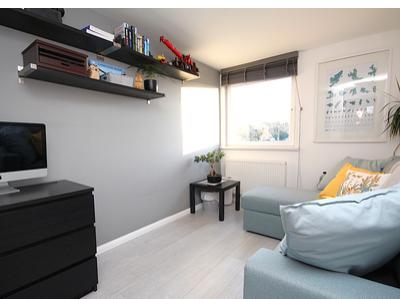
Tenure Leasehold - 999 years from 01/06/1983

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			