



ALTIORI

A development of 8 spacious
2/3 bed apartments with
fabulous views over Poole
Harbour complete with secure
underground parking

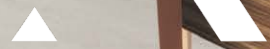
TOWNCOURT HOMES

Location





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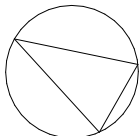
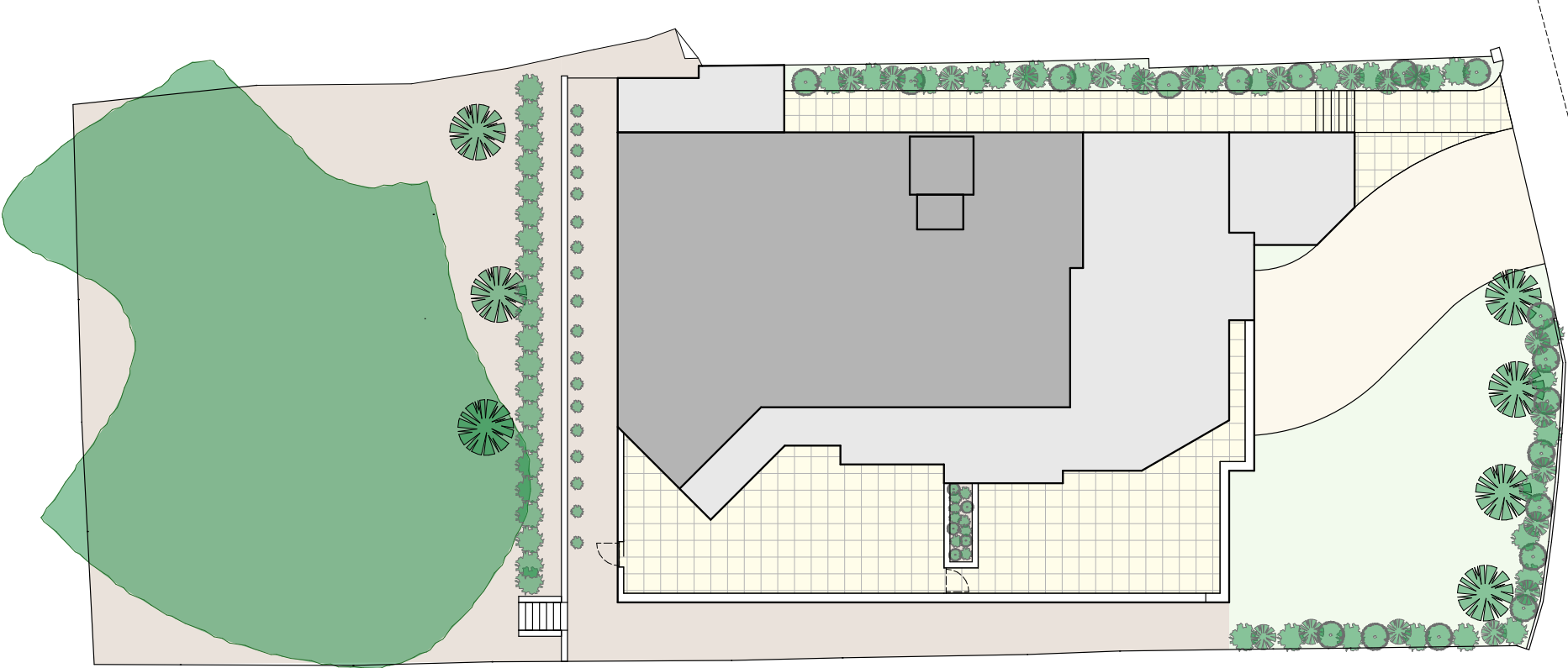
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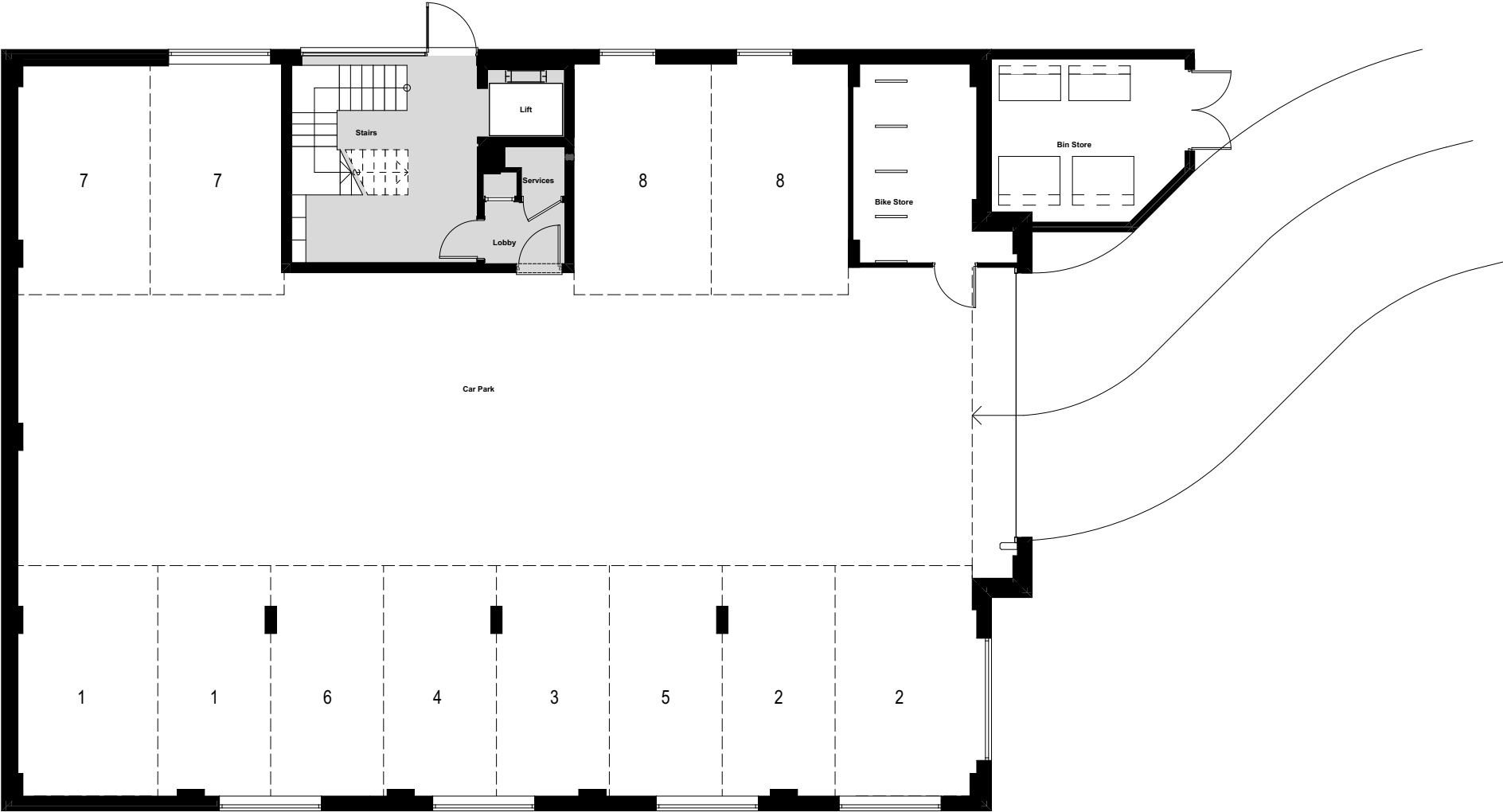
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Site Plan



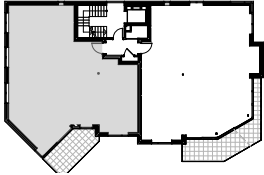
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Underground Parking Layout



Apartment 4 - First Floor

Gross Internal Area: 107.8 sqm (1,161 sq ft)
 Balcony: 11.2 sqm (121 sq ft)
 Total: 119 sqm (1,282 sq ft)



Room Dimensions

Living:	4.03m x 3.73m	(13'3" x 12'3")
Kitchen / Dining:	4.54m x 5.36m	(14'11" x 17'7")
Master Bedroom:	3.38m x 3.56m	(11'1" x 11'8")
Bedroom 2:	3.07m x 3.77m	(10'1" x 12'4")
Study:	3.35m x 2.65m	(11'0" x 8'8")

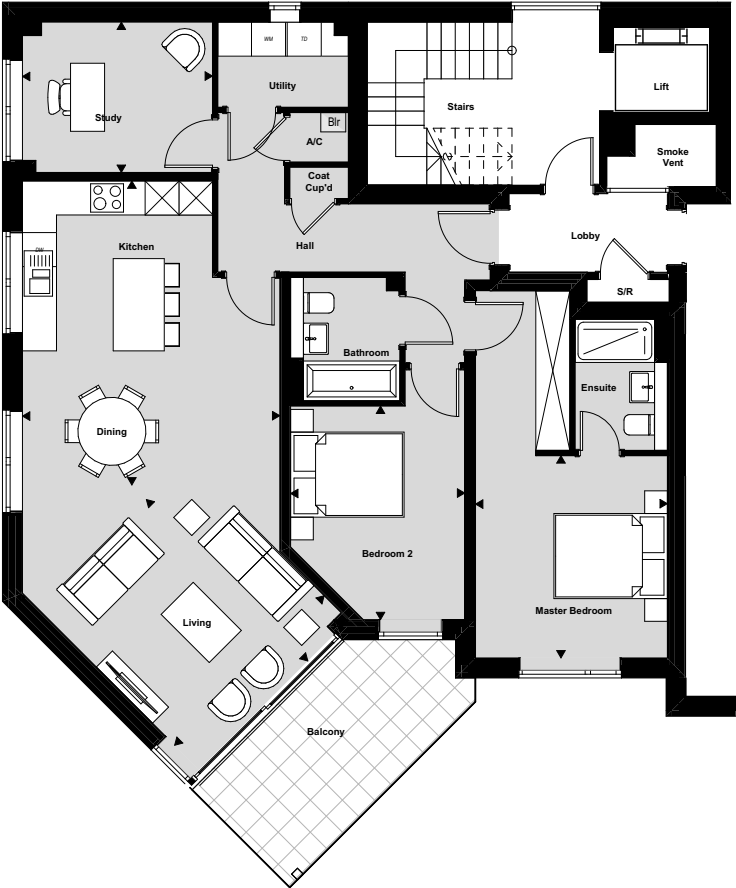


Photo represents actual view from balcony



Specification

General

- Contemporary architecture featuring a mixture of facing light and dark bricks together with aluminium
- Secure underground allocated parking pre-wired for future provision of an electric charging point
- Traction lift to all floors
- Generous sunny balconies or terraces with frameless glass balustrade facing south or south-west to maximise the fabulous views of Poole Harbour
- 10 New Build Warranty
- Share of Freehold

Fire Safety

- Designed to exceed the current regulations with respect to fire safety with the use of non-combustible A1 rated materials through the external walls and balconies
- Category 2 sprinkler system to each apartment
- Full EWS1 certification to meet the demands of mortgage lenders

Finishing Touches

- Bespoke doorset to main entrance of each apartment
- Full height doors throughout
- Aluminium windows and doors
- Fitted wardrobes to master bedroom
- A mixture of large format tiling and vinyl herringbone flooring to hallway, living areas and cupboards/utility
- Fitted carpet to bedrooms

Heating & Hot Water

- Zoned water based underfloor Heating throughout
- Gas powered combi boiler
- Boosted cold water feed to ensure excellent flow rate for e.g. showers
- Water based heated towel rails

Electrical

- LED downlights throughout with Lutron scene based dimmable switches to living/dining/kitchen area
- 5amp lighting points to allow wall switching of lamps
- Cat6 cabling to support hard wired internet access to TVs
- Wired and ready to support 'Full Fibre' internet connectivity using 'Fibre to Premises' technology allowing download speeds of up to 300mbps
- Sockets with built-in USB points to bed side positions

Kitchen / Utility

- Contemporary kitchen with quartz worktop and feature island unit
- Fully integrated appliances to include Fridge/Freezer, self cleaning oven, induction hob, extractor, dishwasher and wine cooler
- Utility cupboard to include tall unit and a laminate worktop with space underneath for a washing machine and tumble dryer

Bathrooms / En-suites

- En-suites to feature large 'walk-in' showers with floor to ceiling glass screen, 2 way concealed shower valve with both overhead shower and hand shower
- Baths to be fitted with a shower screen and overhead shower
- Wall hung vanity & toilet with concealed cistern
- Oversized mirror
- Stylish tiling using large format porcelain tiles

Security

- Video Entry system
- Fully electric roller shutter to car park entrance operated by remote control
- Pedestrian access to the building via proximity card
- Secure entrance door to each apartment

Balconies / Terraces

- Fully paved with porcelain tiles
- Frameless glass balustrade
- External lighting

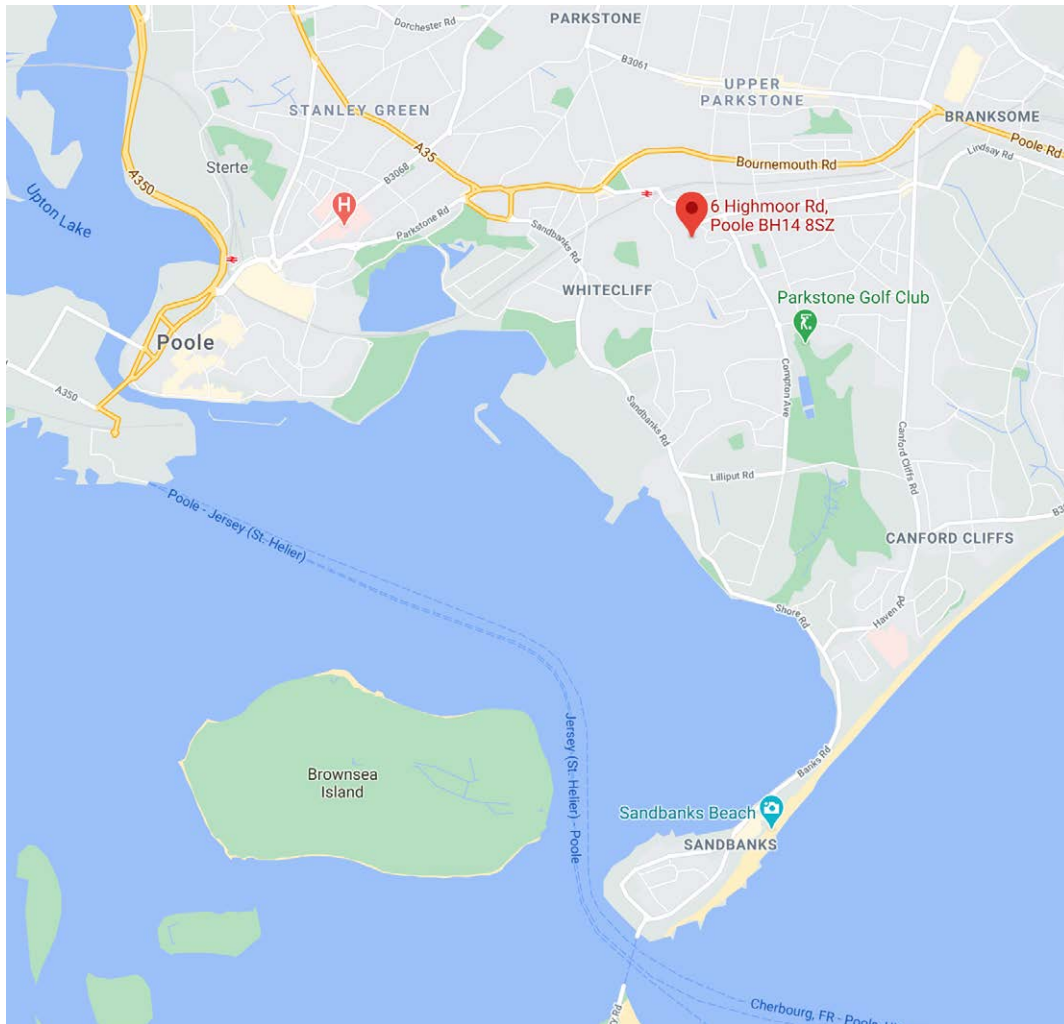
Communal Areas

- Communal satellite and aerial to permit each apartment to receive Freeview or SkyQ
- Tiled entrance and staircase
- Resin bound driveway
- Generous planting throughout





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Important Note: These details are intended to give a general indication of the proposed development and floor layouts and are believed to be correct at the time of printing. Towncourt Homes reserve the right to make any any changes thought necessary to the development, individual specifications, or floor layouts at any time. The contents of these particulars do not constitute an offer or form any contract or inducement of any such contract. All dimensions scaled from architect's drawings. Final dimensions may vary slightly.

Last updated 8th February 2022