

Chaddesley Grange,
12 Chaddesley Pines, Canford Cliffs BH13 7LB
Guide Price £415,000 Share of Freehold

MAYS
ESTATE AGENTS





Property Summary

Forming part of a small and exclusive development of apartments, this first-floor apartment offers generous reception space, two double bedrooms with two bathrooms and a private balcony with a Southerly aspect. The property has an enviable positioning moment from the heart of Canford Cliffs village, and with nearby pedestrian access to award-winning sandy beaches, we feel this apartment truly embraces the very essence of South Coast life for permanent residents or second home owners alike.



Key Features

- Immaculate communal entrance
- Large private entrance hallway with generous storage
- Living/dining room with doors to balcony
- Modern fitted kitchen with appliances
- Principal bedroom with ensuite shower room
- Second double bedroom with built-in storage
- Fully tiled main bathroom
- Private balcony with a Southerly aspect
- Allocated parking and gated approach
- Underfloor heating



About the Property

Upon entering the property there is an impressive reception hallway with a generous double storage cupboard. The centrally positioned hallway has double doors leading to the principal reception room and this creates a wonderful feeling of space and light. The living/dining room has a feature fireplace, and a door opens from this room to a southerly-facing private balcony. The kitchen can be directly accessed from the living/dining room, or alternatively the reception hallway, and is comprehensively fitted with a range of units and integrated appliances.

The principal bedroom has fitted wardrobes and enjoys the benefit of a private ensuite shower room. The second bedroom is a comfortable double and has both a fitted wardrobe and storage cupboard. This bedroom is serviced by a large bathroom which is conveniently located next to the second bedroom.

This development is approached through electrically operated gates and there is allocated parking for residents, and well-tended communal gardens surround the building. With Compton Acres nearby and sandy beaches a short stroll away, the positioning of this property is ideal for buyers who enjoy the outdoors.

Tenure: Share of Freehold

Service Charge: Approximately £2,000 per annum

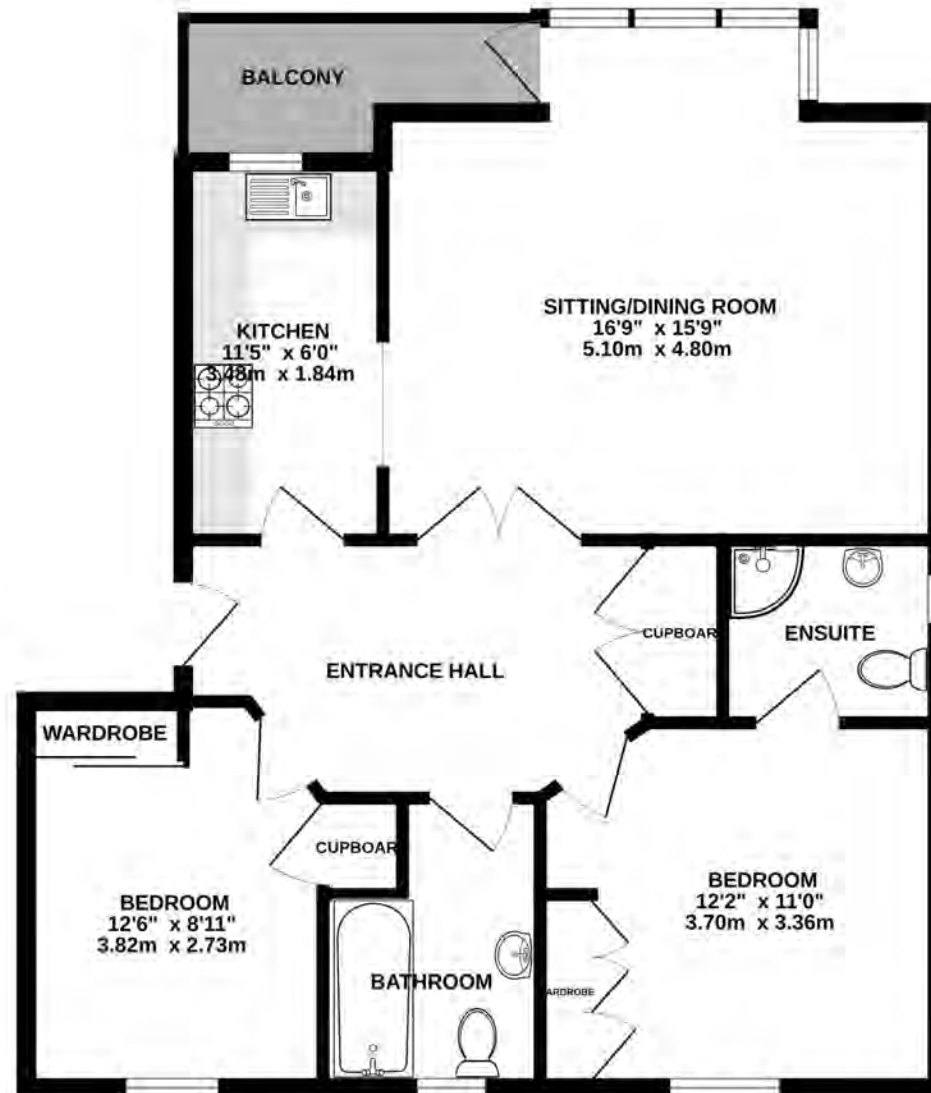
Council Tax Band: E

Notes: The development is for the exclusive enjoyment of residents therefore no holiday lets or pets are permitted.

Canford Cliffs village is well known for being one of the most prestigious places to live. It has a variety of café bars, restaurants and speciality shops, with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The village is within a short distance of Branksome Chine and golden sandy beaches. Canford Cliffs is ideally situated giving access to Bournemouth and Poole, making it a very popular place to own a property



FIRST FLOOR





About the Location

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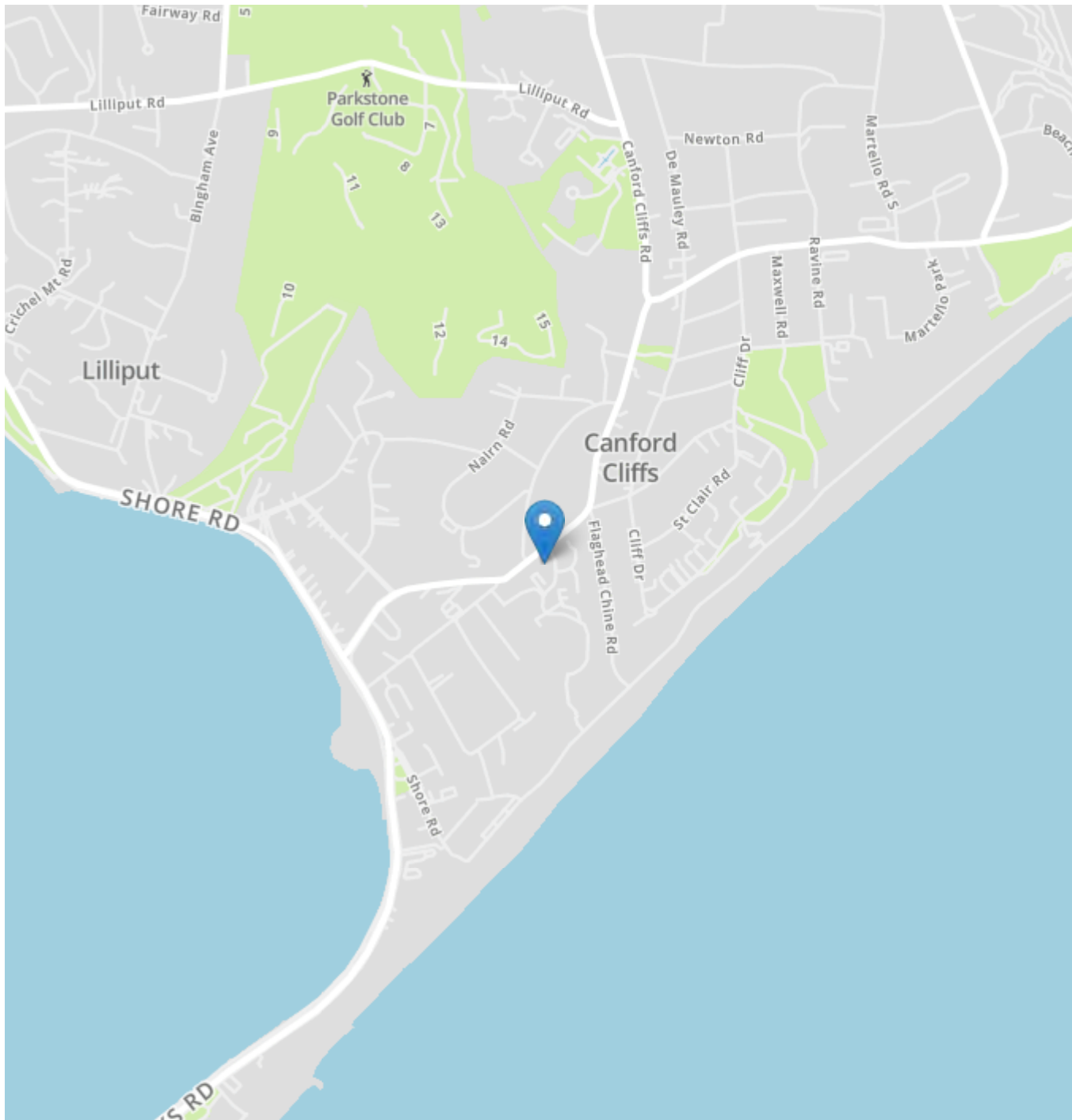


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(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

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

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