



**Flat 14 Little Court, 15 Martello Road South,
Canford Cliffs, Poole, Dorset, BH13 7HQ**

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SHARE OF FREEHOLD PRICE £545,000

A beautifully presented, stylish and updated 3 bedroom, 2 bathroom duplex apartment set on the ground and first floor in the well-regarded Little Court development. With its own private entrance and set over two floors, this lovely home feels somewhat like a house with the benefits of an apartment. Other benefits include a recently refitted kitchen/dining room, shower room, bedroom 3/snug on the ground floor and stairs to a delightful sitting room, 2 further bedrooms and bathroom. Unusually, the property has an adjoining garage, with personal door from the entrance hall, making it easy to come and go without stepping outside! It also has the added advantages of a ground floor patio with views over the garden, a private entrance, excellent storage throughout, gas central heating, double glazing and communal visitors' parking spaces. Nestled within beautifully maintained grounds, Little Court is set just a few hundred yards walk to Canford Cliffs Village. The development consists of 17 flats laid out in 3 blocks with visitor parking and garages.

- Beautifully presented 3 double bedroom duplex (ground/first floor) apartment set moments from the cliff top and Canford Cliffs village
- Set at the rear of the development in a block of just 3 properties, each with their own private entrance
- Ground floor southerly facing patio with views over the garden
- Direct access via personal door from entrance hall to the garage
- Generous first floor lounge with a bright and sunny aspect having a large floor to ceiling square bay window and further window both having fitted plantation shutters
- Stylish kitchen/dining room, that has been recently updated by the owners in a range of contrasting duck egg blue and pale grey shaker style units/display shelving with work tops over and fitted with 4 induction hob, extractor integrated oven, dishwasher and undercounter fridge.
- Excellent storage throughout
- Both first floor bedrooms with extensive fitted floor to ceiling wardrobes, and drawers
- Ground floor bedroom 3 currently used as an office/snug
- Ground floor fully tiled shower room, wc and wash basin with vanity unit
- First floor family bathroom, boiler replaced in 2022
- Redecorated throughout in soft neutral tones
- Good size garage with electric door which was new in 2023, power and light, EV charger and space for washing machine and tumble dryer. Door to the garage from the entrance hall

Little Court is set back from the village in Martello Road South and is a level walk to the local shops and amenities in the village. The sandy beach and sea at Branksome Chine is a 500 m walk down the hill, where there is Rockwater café and restaurant and less than 400m to the walkways to both Canford Cliffs and Flaghead Chine, giving several routes to the beach. Westbourne is just over a mile and Poole Town Centre within 4 miles and Bournemouth Town Centre is within 3 miles.

Share of Freehold plus Lease: 999 years from 2006
Maintenance: £3200 per annum

COUNCIL TAX BAND: E

EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Heames Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.

1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



INCLUDING PATIO

TOTAL FLOOR AREA : 1517 sq.ft. (140.9 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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