

Kenilworth Court, 3 Western Road, Canford Cliffs BH13 7BB
Guide Price £375,000 Share of Freehold

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Property Summary

Forming part of a small development nestled in the heart of Canford Cliffs Village, this two double bedroom spacious first floor apartment enjoys a superb layout of rooms, a private balcony and a garage. There are many strong selling features to this property which include a large entrance hallway, a generous kitchen with plentiful space for a table and a particularly large reception room. Positioned a short level walk away from the amenities, cafes and eateries of Canford Cliffs Village, this apartment also enjoys a highly convenient address.



Key Features

- First floor apartment with lift access
- Large entrance hallway
- Generous living/dining room
- Fitted kitchen/breakfast room
- Two double bedrooms
- Bathroom
- Guest Cloakroom
- Garage and visitors parking
- Communal Gardens
- No forward chain



About the Property

On entering the property there is a large, centrally positioned hallway with storage cupboards and doors providing independent access to all rooms. The living/dining room is flooded with light and there is plentiful space for both lounging and dining. Doors open from this room to a good-sized balcony that overlooks the communal gardens. The kitchen has a comprehensive range of units and there is space for a dining/breakfast table. A courtesy door in the kitchen provides independent access to the rear of the development.

Both of the bedrooms are comfortable doubles, and the principal bedroom has a generous bank of fitted wardrobes. Both bedrooms are serviced by a family bathroom and further to the bathroom there is a secondary w/c ideal for a guest toilet.

The development has provision for visitor parking and this apartment has a garage with power. There are well-tended communal gardens to the front of the property.

Tenure: Share of Freehold

Council Tax Band: D

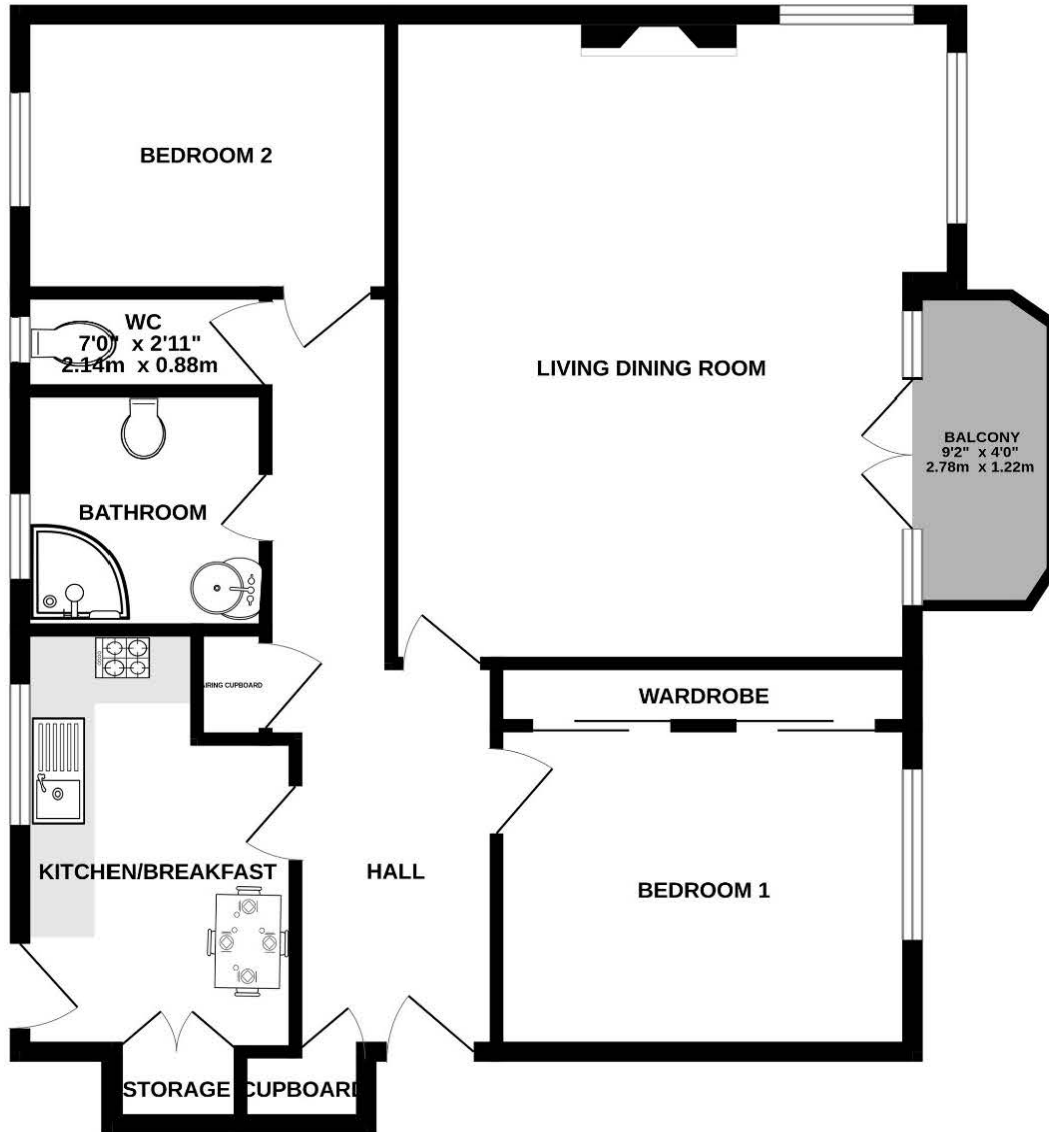
Service Charge: Approximately £3,000 per annum

Notes:

Pets are permitted (the buildings Code of Conduct must be complied with re noise, etc)

Holiday lets/Airbnb are not permitted





TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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About the Location

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 and a mix 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.

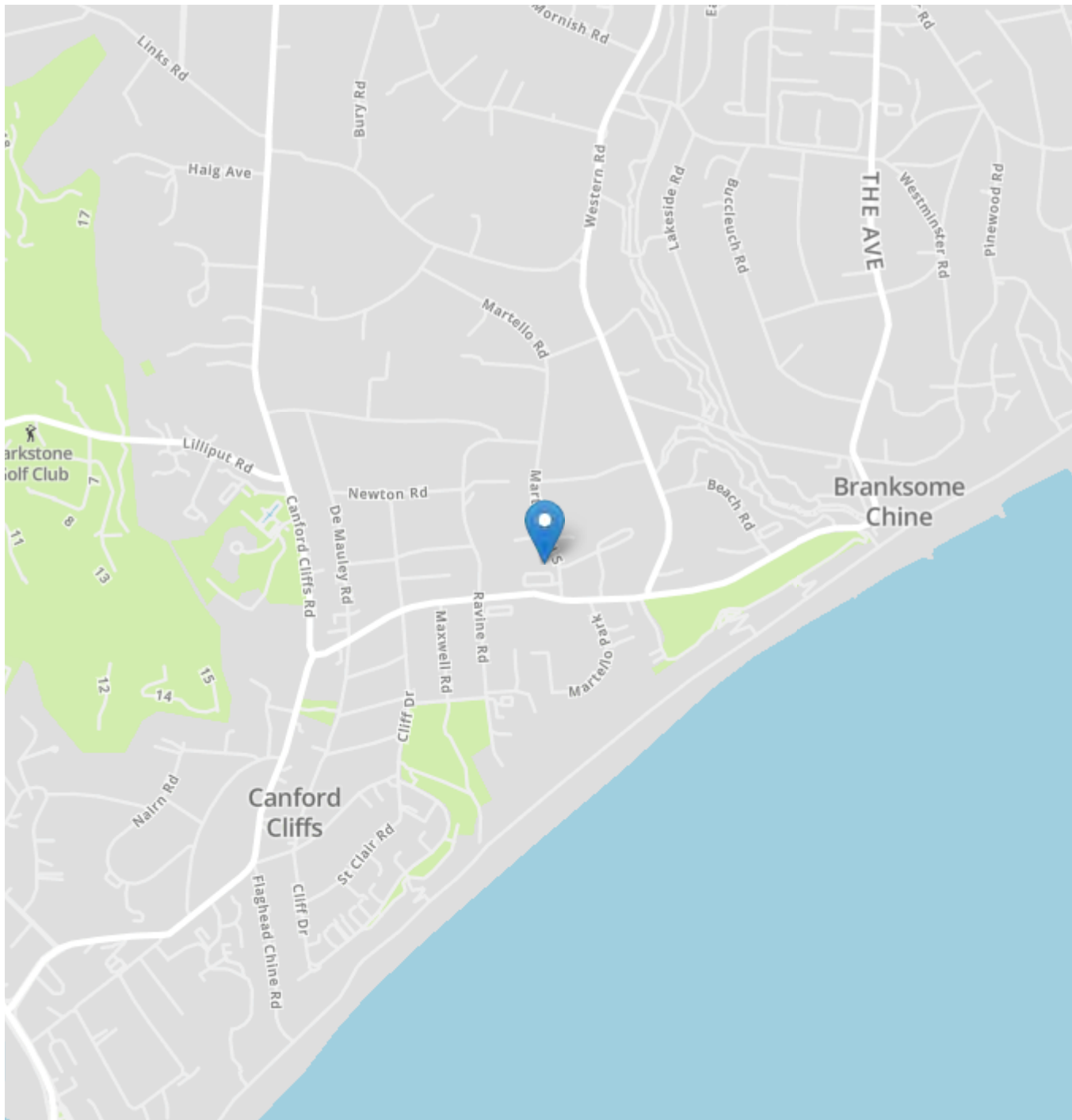



About Mays

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		80
(55-68) D	68	
(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.

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