

Martello House  
2 Western Road, Canford Cliffs BH13 7BJ

£380,000 Share of Freehold





## Property Summary

An extremely spacious three-bedroom apartment with a superb positioning in the heart of Canford Cliffs Village. This first-floor apartment is a short level walk from the shops and amenities of Canford Cliffs and boasts a large living/dining room that opens to a south-facing balcony which in turn overlooks the communal grounds. Further benefits include a modern fitted kitchen, built-in wardrobes to all bedrooms and a garage situated to the rear of the development. A great opportunity to acquire a spacious apartment in a highly sought after location.



## Key Features

- Communal entrance hallway with elevator rising to first floor
- Living/dining room with doors opening to the balcony
- Fitted kitchen
- Three generous double bedrooms
- Bathroom
- Separate cloakroom
- Large balcony accessed from living area and principal bedroom
- Garage and parking
- Well-tended communal gardens
- No forward chain



## About the Property

The property is approached through a communal entrance hallway where both stairs and an elevator rise to the first floor. On entering the property there is a private hallway with storage cupboards and independent access to all rooms. The living/dining area is superb and is flooded with natural light from the Southerly aspect. Doors open from this room to the private balcony. The dining area is conveniently located next to the modern kitchen which is fitted with a comprehensive range of units.

The principal bedroom has a large bank of built in wardrobes and there is a door that opens to the private balcony. The two further bedrooms are comfortable doubles and they also both have built in wardrobes. The bathroom is a good size and accommodates both a bath and a separate shower unit, and there is a secondary guest cloakroom accessed from the hallway.



The private balcony enjoys a sunny orientation and overlooks the well-tended communal gardens. There is parking to the front of the building and also a garage to the rear of the gardens.

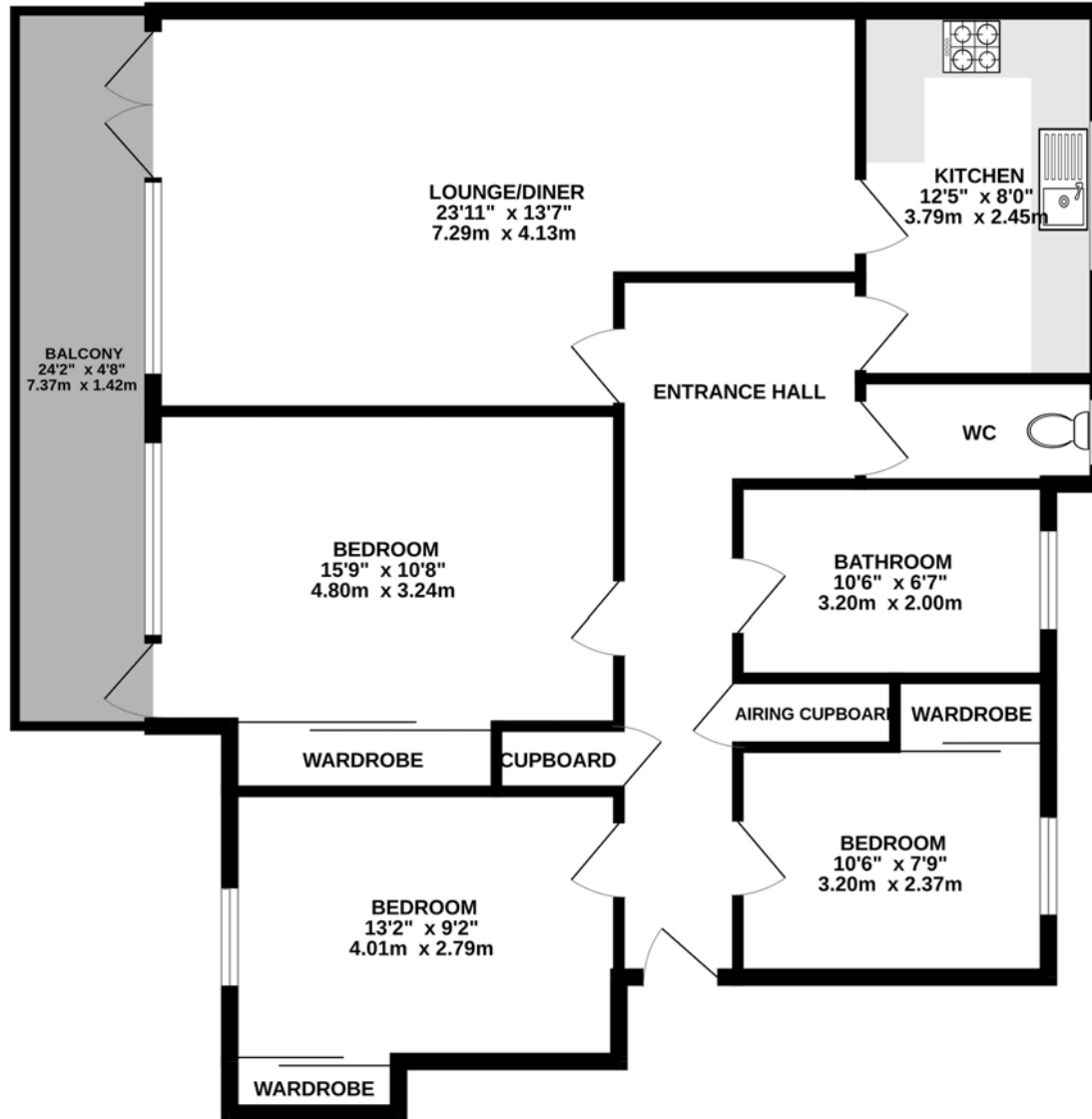
Tenure: Share of Freehold

Service Charge: Approximately £4,400 per annum

Council Tax Band: E

Notes: Pets are not permitted.

FIRST FLOOR  
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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, 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.

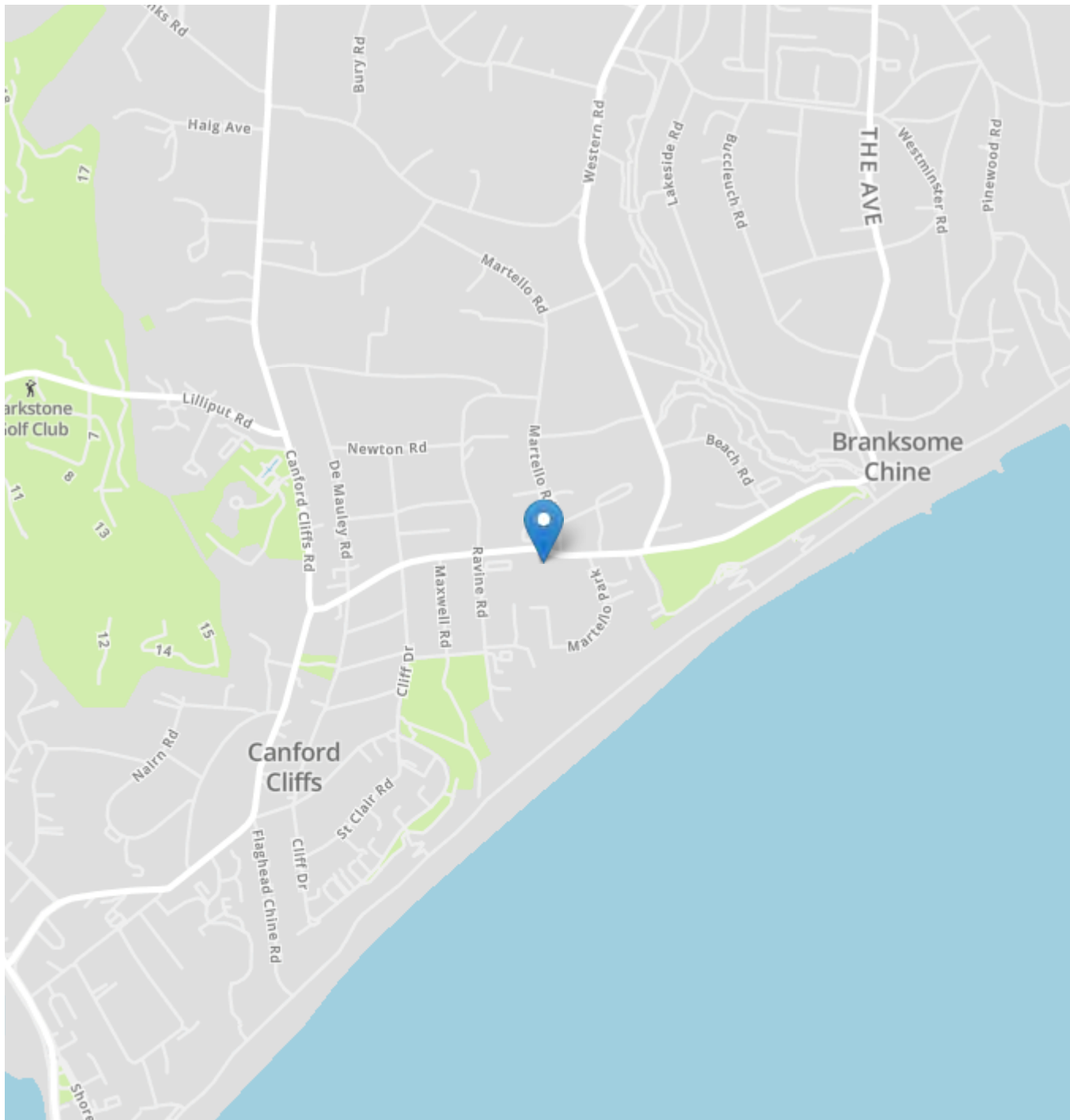



## About Mays

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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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>71</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 

### 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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