

FOR SALE

Flat 3, Templewood, 140 Canford
Cliffs Road, Canford Cliffs, Poole,
Dorset BH13 7ER



PHILIPPA SOLE



£745,000

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Spanning approximately 1,379 sq ft

Private entrance

Spacious bungalow feel

No forward chain

South facing balcony

Direct access to the secure parking

Ensuite bathroom to principal bedroom

Underfloor heating

Council Tax band G:£3579.59

Maintenance : £4250

Share of Freehold

About this property

Templewood is a small and exclusive gated development of luxury apartments, situated just 0.4 miles from Canford Cliffs village and 0.75 miles from some of the area's most beautiful beaches. This highly unique ground floor apartment, spanning approximately 1,379 sq ft, offers the comfort and convenience of a bungalow with an outlook onto the gardens and featuring its own private entrance. An added benefit is its direct access to the underground parking from a lift which opens up into the hallway of the apartment.

The modern, open-plan lounge and dining area seamlessly connects to the kitchen, creating a perfect space for entertaining, with direct access to a large, sunny, elevated south facing balcony overlooking the beautifully landscaped communal gardens. The well-planned accommodation includes three double bedrooms, two with en suite bathrooms and all with fitted wardrobes. The third bedroom is serviced by a separate family bathroom. This stylish apartment also features underfloor gas-fired central heating, a sleek kitchen with white Corian countertops and a breakfast bar, built-in microwave and fridge/freezer and a utility room for added convenience with a built-in washer dryer. The light-filled hallway, enhancing the sense of space, adds to the bright and airy atmosphere of the property together with a large double storage cupboard. There are two underground allocated parking spaces, plus ample street level visitor parking.

The development is set back from the road with electric gates and consists of just eight apartments set within beautifully maintained gardens, providing a low-maintenance lifestyle as all external grounds are cared for within the service charge. The property is available for early possession and is offered with no forward chain, providing an excellent opportunity for a quick and hassle-free move into this well-maintained, modern building.

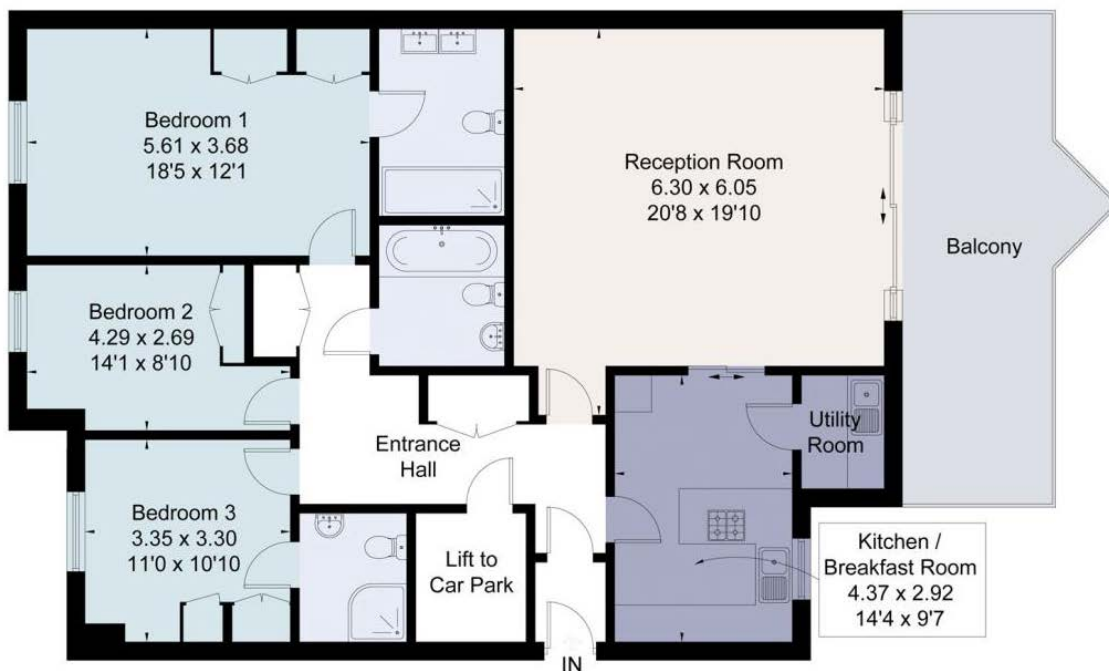
Location

Canford Cliffs Village in Poole, Dorset, is a prestigious and charming area, nestled between Sandbanks and Branksome Park. Known for its exclusivity and scenic beauty, it offers a relaxed yet sophisticated lifestyle with boutique shops, cafes, and restaurants. The village is just a short walk from the tranquil Canford Cliffs Beach, while Sandbanks and Branksome Chine Beaches are nearby, providing beautiful coastal experiences. Templewood enjoys proximity to these beaches and excellent transport links, including Parkstone and Branksome Train Stations with direct routes to London Waterloo in approximately 2 hours.





Approximate Floor Area = 128.1 sq m / 1379 sq ft



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	81
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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