

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



FLAT 1 CANFORD COURT, 7 CLIFF DRIVE, POOLE,
DORSET, BH13 7JD



£ 6 5 0 , 0 0 0

Ground floor apartment with far reaching sea views

Beautifully presented throughout

2 double bedrooms, both with en suite bath/shower rooms

Large lounge/dining room

Garage and visitors parking

Modern fitted kitchen

No forward chain

Council band E: £2,294.63

£3000 P/A maintenance

Share of Freehold

[Click here for virtual tour](#)

ABOUT THIS PROPERTY

An inviting two double bedroom ground floor apartment, with contemporary fitted kitchen / breakfast room, large open-plan living / dining room, two en-suite bath / shower rooms, a garage and stunning sea views. Located in this much sought after clifftop location. Conveniently positioned, just a short stroll to the award-winning blue flag beaches and Canford Cliffs village. Ideal as a main or second home. Pets and holiday lets are not permitted.

The apartment is arguably situated in the best position within this purpose built block. With wrap around south and westerly aspect communal gardens and a private terrace, it makes this the perfect position for enjoying the sun all through the day. Without doubt, the heart of the apartment is the stunning open plan lounge / dining room, providing direct access to the grounds and taking in the sea views. The curved window creates the perfect dining area with a door to the side, providing access to the westerly aspect terrace. There is also an attractive display unit with concealed pull double bed, ideal for additional guests. Also enjoying the sea views is the main bedroom, fitted with an extensive range of bedroom furnishings and fully tiled en-suite shower room. The second bedroom is a generous size and benefits from an en-suite bathroom. The modern kitchen has a range of high gloss floor and wall fitted units with integrated Bosch appliances and breakfast bar. There is scope for the kitchen to be relocated into the rear of the lounge and a 3rd bedroom created, which mirrors the layout of other apartments in the block. Adjacent to the kitchen is a convenient separate utility room. The accommodation benefits from entry phone system, ample storage cupboards, double glazing and gas fired central heating.

LOCATION

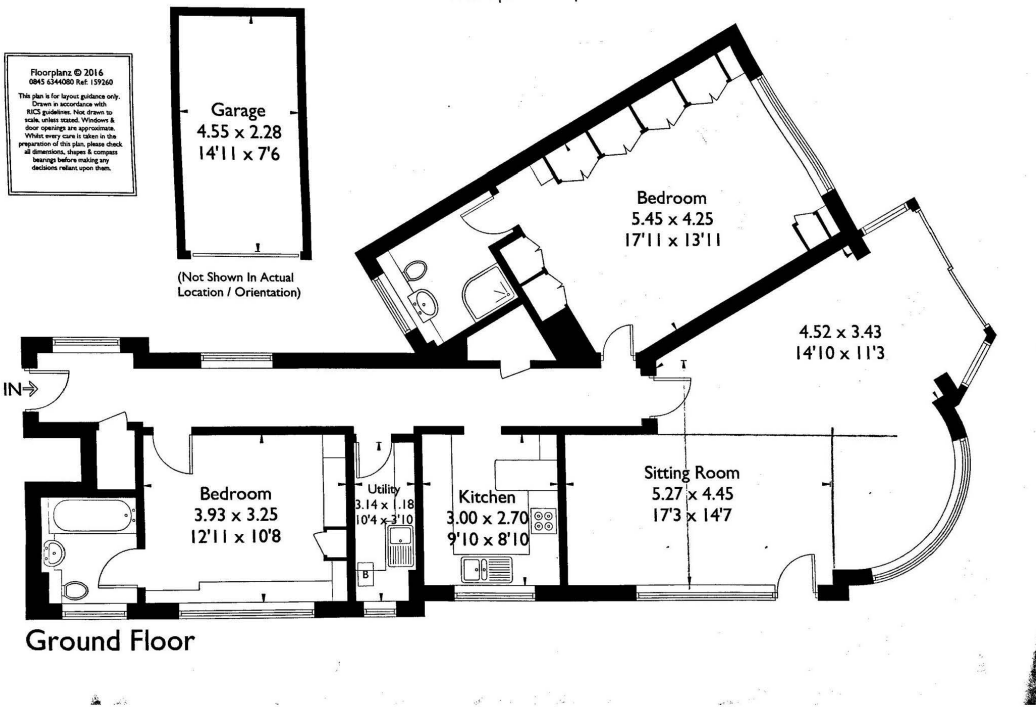
The commercial shopping centres of both Bournemouth and Poole with a selection of restaurants, shopping and entertainment facilities are approximately 3 miles equidistant. Bournemouth railway station provides a direct line to London Waterloo in under 2 hours and Bournemouth International Airport is approximately 9 miles away. For the water sports enthusiast there is a Watersports Academy in Sandbanks, offering windsurfing, kitesurfing and of course the ever popular paddle boarding.





Canford Court, Cliff Drive, Poole

Approximate Gross Internal Area = 120.9 sq m / 1301 sq ft
 Garage = 10.4 sq m / 111 sq ft
 Total = 131.3 sq m / 1413 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		61	74
England, Wales & N.Ireland		EU Directive 2002/91/EC	

M: 07709111797 | O: 01202 747999

PHILIPPA SOLE GROUND FLOOR, 3A SPRINGFIELD ROAD, BH14 0LG
 ENQUIRIES@PHILIPPASOLE.CO.UK | WWW.PHILIPPASOLE.CO.UK

REGISTERED OFFICE: 21 CHURCH ROAD, PARKSTONE, POOLE, DORSET, BH14 8UF COMPANY REGISTRATION NUMBER: 10389562. REGISTERED IN ENGLAND AND WALES.
 VAT NUMBER: 289886706