



**Flat 9 Stoneleigh, 17 Martello Road South,
Canford Cliffs, Poole, Dorset, BH13 7HQ**

HEARNES

WHERE SERVICE COUNTS



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LEASEHOLD WITH SHARE OF FREEHOLD PRICE £595,000

A beautifully presented and modernised spacious 1430sq ft ground floor 3 bedroom, 2 reception room, 2 shower room apartment with terrace and delightful garden views, set in the well regarded Stoneleigh development. The flat enjoys a spacious entrance hall leading to a good size lounge, separate dining area, outside terrace with direct access onto the gardens, modern kitchen with integrated appliances and modern shower rooms. Further offering a utility cupboard, excellent storage throughout, gas central heating, double glazing and a garage. Nestled within beautifully maintained grounds, Stoneleigh is set just a few hundred yards walk, to Canford Cliffs Village. The development consists of just 16 flats, laid out in 2 blocks, with entry phone system, passenger lifts, parking and under cover garages. This flat enjoys the use of the residents' gym, with CV equipment and weights. The gardens are a true delight, fully enclosed by trees and foliage, a striped lawn and a haven for wildlife, which flat 9 has direct access to.

- Beautifully presented 3 double bedroom ground floor apartment, set moments from the cliff top and Canford Cliffs village
- Refurbished apartment with the owners updating the boiler, windows, kitchen, ensuite shower, decoration and flooring
- Generous entrance hall leading to a spacious lounge with separate dining area
- Door to ground floor terrace that leads to the beautifully tendered gardens. The private covered terrace has lighting and heating, along with 2 electric sun awnings with remote controls
- Modern fitted kitchen in a range of cream handleless units with solid walnut wooden work tops over and fitted with 4 ring gas hob, extractor, integrated double oven, microwave, dishwasher, fridge freezer, walnut flooring
- Separate utility cupboard off the entrance hall with space and plumbing for washing machine and shelving with space for small fridge and freezer, excellent further storage throughout
- Bedroom one with fitted wardrobes to one wall to include hanging, shelving and drawers
- Contemporary ensuite shower room with window, tiled walls, walk in double shower, wc and wash basin with vanity unit
- Further contemporary tiled main shower room and both shower rooms have mains water presser and rain showers
- Bedroom 2 with fitted wardrobes
- Use of communal meeting room and gymnasium (facility shared by 6 apartments)
- Underground access to single garage with electric door, power and light with lift from garaging to all floors
- Residents parking

NB although there are steps up to the front of the property, wheelchair access is from the underground parking area, with a level entrance and lift to all floors

Stoneleigh is moments from Canford Cliffs Village in Martello Road South and is a level walk of under 400 yards to the local shops and amenities and there is a pathway opposite the development leading down to Canford Cliffs beach. The sandy beaches and sea at Branksome Chine is a 500 yard walk down the hill, with Westbourne being just over a mile and Poole Town Centre within 3 miles. There are 6 Local restaurants to include The Cliff, The Canford, Stock, Baffi, Rockwater and Compton Acres Café and tea rooms on hand as well

Lease: - Share of freehold - 176 years remaining

Maintenance: £3000 per annum

COUNCIL TAX BAND: E

EPC RATE: C



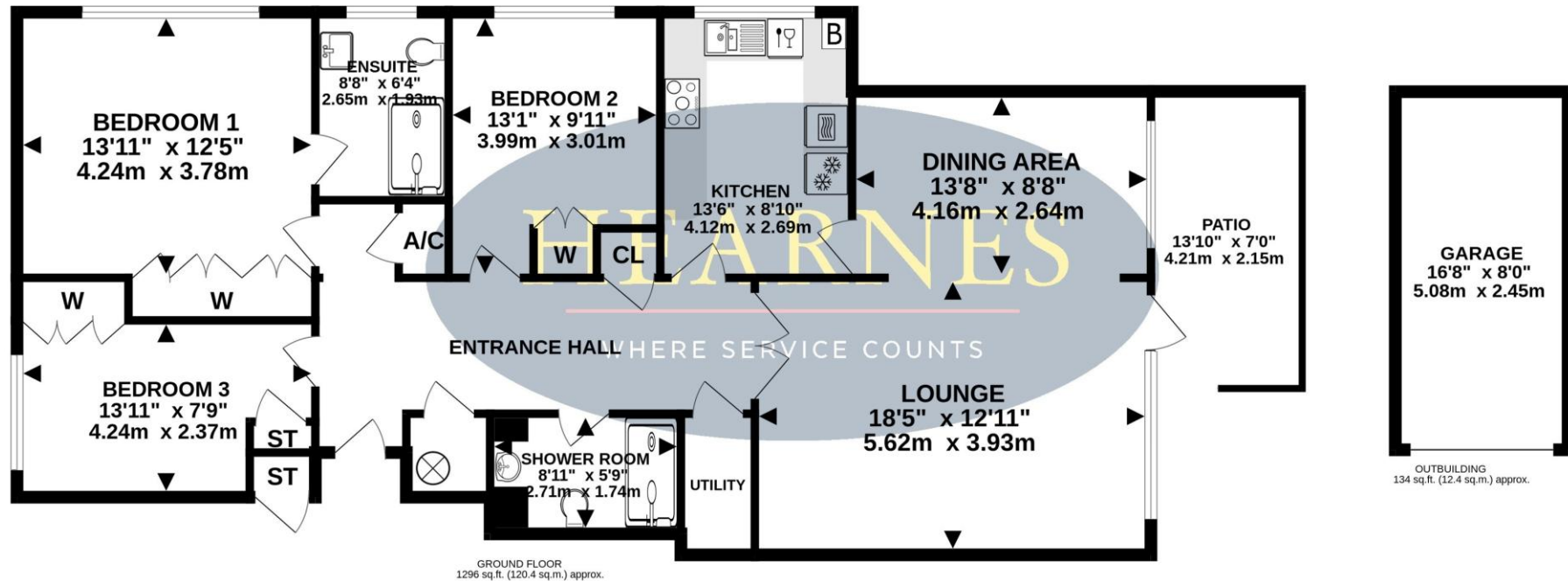




INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1430 sq.ft. (132.8 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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