

PHILIPPA SOLE

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FLAT 1 CHETWYND, 170 CANFORD CLIFFS ROAD,
POOLE, DORSET, BH13 7ES



ABOUT THIS PROPERTY

£ 8 4 5 , 0 0 0

Luxury 3 bedroom ground floor apartment

Extensively refurbished throughout

Impressive west-facing balcony

En-suite to main bedroom plus family bathroom

320 metres from Canford Cliffs village

Separate utility room

One underground parking space

1750sq ft

Council band G: £3,129.03

£1900 per 6 months

Share of Freehold

[Click here for virtual tour](#)

A beautifully and extensively refurbished 3 double bedroom, 2 bathroom ground floor apartment, offering spacious accommodation extending to 1750 sq ft. Large westerly facing terrace, kitchen / breakfast room, dining room, lounge, impressive entrance hall, utility room and spacious balcony. Secure underground parking space, located just 320 metres from Canford Cliffs village.

As you enter this immaculately refurbished apartment on the ground floor, you are immediately greeted by an impressively large entrance hall, featuring Porcelanosa tiling. To the front of the property is a large L-shaped living / dining room, from which you have access to the expansive west-facing balcony which has been fully re-tiled and benefits from stunning view across Parkstone Golf Course. The main bedroom features a range of brand new fitted wardrobes and carpet, venetian blinds and a feature headboard with delicate LED light surround. There is a luxurious en-suite shower room featuring Porcelanosa tiling, underfloor heating and LED lighting. You also have access from the main bedroom directly onto the outdoor terrace, spanning the entire width of the apartment. There are two further bedrooms following the same style with brand new wardrobes and fittings throughout, which are served by the family bathroom. The contemporary kitchen / breakfast room benefits from underfloor heating and features beautiful quartz stone worktops and a contrasting range of integral appliances as well as a wine cooler. There is a separate utility room which includes a Bosch washing machine and tumble dryer, adjacent to which is the separate WC. Outside are perfectly manicured communal gardens and underground, there is one secure parking space. Further benefits of the apartment include: brand new plumbing, heating and re-wiring throughout, new internal doors, secure alarm system, 55" inch and 32" inch smart TVs to the living room / breakfast room, Farrow & Ball paint and luxurious new carpets throughout.

LOCATION

Situated in a prestigious location, within easy access to the shores of Poole harbour and local sandy beaches at Sandbanks Road. The village of Canford Cliffs is within a short walk and the village of Lilliput is a half of a mile away, with its marina, mini supermarkets, coffee shops and restaurants. For more diverse shopping, the towns of Poole and Bournemouth are within easy reach whilst the local train station at Parkstone provides a direct line to London Waterloo in under 2 hours.






Floor Plan
Approx. 160.6 sq. metres (1728.9 sq. feet)



Total area: approx. 160.6 sq. metres (1728.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on this plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	64	71
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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