

FOR SALE

Flat 4, 52 The Pentagon, Haven
Road, Poole, Dorset BH13 7LU



PHILIPPA SOLE



£425,000

—
En-suite to main bedroom

2 double bedrooms

Study/sunroom

En-suite shower room

400m from Flaghead Chine leading to the beach

Undercroft parking space

Store room

50m from Canford Cliffs village

Council band F: £2814.13

£3000 maintenance P/A

Leasehold

[Click here for virtual tour](#)

About this property

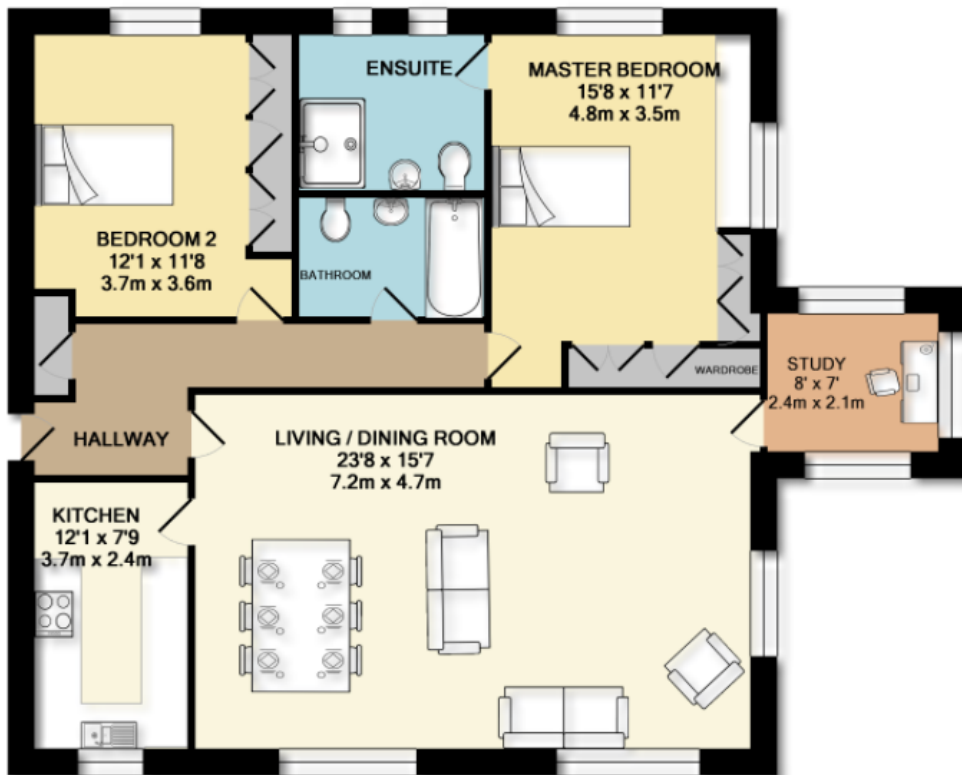
A well presented 2 double bedroom, second floor apartment located in the heart of Canford cliffs village just 400 metres from Flaghead Chine. 23 ft living / dining room, study/sun room, modern kitchen, en-suite to main bedroom. 2 parking spaces (one undercroft) and lock-up store room. No forward chain.

Located on the south side of this popular purpose built block, this spacious apartment is accessed via a lift and opens into a spacious entrance lobby. The hallway gives access to all rooms and has a useful storage cupboard. The kitchen/breakfast room overlooks the high street and features a range of floor and wall mounted units with a double oven, gas hob with feature cooker hood, integrated fridge freezer, integrated dishwasher and washing machine. The spacious lounge/dining room is flooded with natural light and has ample room for lounge and dining furniture. It leads to a delightful garden room/study which overlooks the communal gardens. The hallway has two useful storage cupboards and leads to main bedroom which benefits from fitted wardrobes and a modern en-suite shower room. In addition, there is a good sized second bedroom and modern family bathroom. The apartment boasts an allocated undercroft parking space along with a private, lockable storage room. The property is offered with no forward chain.

Location

The property is set in this popular purpose built block, moments from the shops and beach in Canford Cliffs. This convenient and popular position would make the apartment ideal either for those seeking to downsize to an excellent location moments from the shops or even as a spacious second home with the beach moments away. Canford Cliffs village, offers a range of amenities including a post office, pharmacy as well as restaurants, cafes and weekly fresh fish market.





This Floor Plan is for guidance only and is NOT to SCALE
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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