

Hawkhurst

59 Haven Road, Canford Cliffs BH13 7DN

Guide Price £617,000 Share of Freehold





Property Summary

Forming part of a small collection of luxury apartments, this ground floor garden apartment at Hawkhurst offers turnkey living with two double bedrooms, feature kitchen lifestyle space and a private south/west facing decked terrace. Perfectly positioned between Flaghead Chine and Canford Cliffs Village, close to the beach. Pets are allowed.



Key Features

- Two double bedrooms and family bathroom
- Two luxury bath/shower rooms
- Feature kitchen lifestyle space
- Underground parking
- Prewired for EV charging
- Private south/west facing terrace
- Gas fired heating - underfloor throughout the apartment
- Monarch water softner
- Pets allowed
- Fantastic Canford Cliffs location



About the Property

A newly constructed two double bedroom two-bathroom luxury ground floor apartment with a substantial south/west facing decked terrace and underground parking. Perfectly located within walking distance to the beach via Flaghead Chine and Canford Cliffs Village.

SPECIFICATION

Gas boiler with underfloor heating | Secure underground parking with one parking space | Prewired for electric car charging | Professionally landscaped communal gardens | Water softener | Sky Q | LED lighting throughout | Polished chrome electrical fittings | Passenger lift to all floors | Bespoke wardrobes in the main bedroom | 100% wool carpet | Minimalistic indigo matte finish kitchens with rose gold handles | 20mm marble quartz worktop | Visible appliances by Bosch | Induction hood and cooker hood | Integrated single oven and microwave | Integrated 70/30 fridge/freezer and dishwasher | Integrated washer/dryer | High-level TV points | Amtico wood effect flooring in the kitchen, living room and hallway | Fully tiled walls and floor by Bocchetta Ceramica | Ideal Standard wall hung WC | Crosswater chrome brassware | RAK Joy wall-hung vanity unit with Scandinavian Oak finish | Matt grey heated towel rails | 10 year insurance backed building warranty provided by LABC

TENURE

Share of Freehold

Underlying lease length: 999 years commenced 29th September 2021

Annual service charge: £828 per half year

Management Company: NMC Property

Council Tax Band: F

Pets are permitted

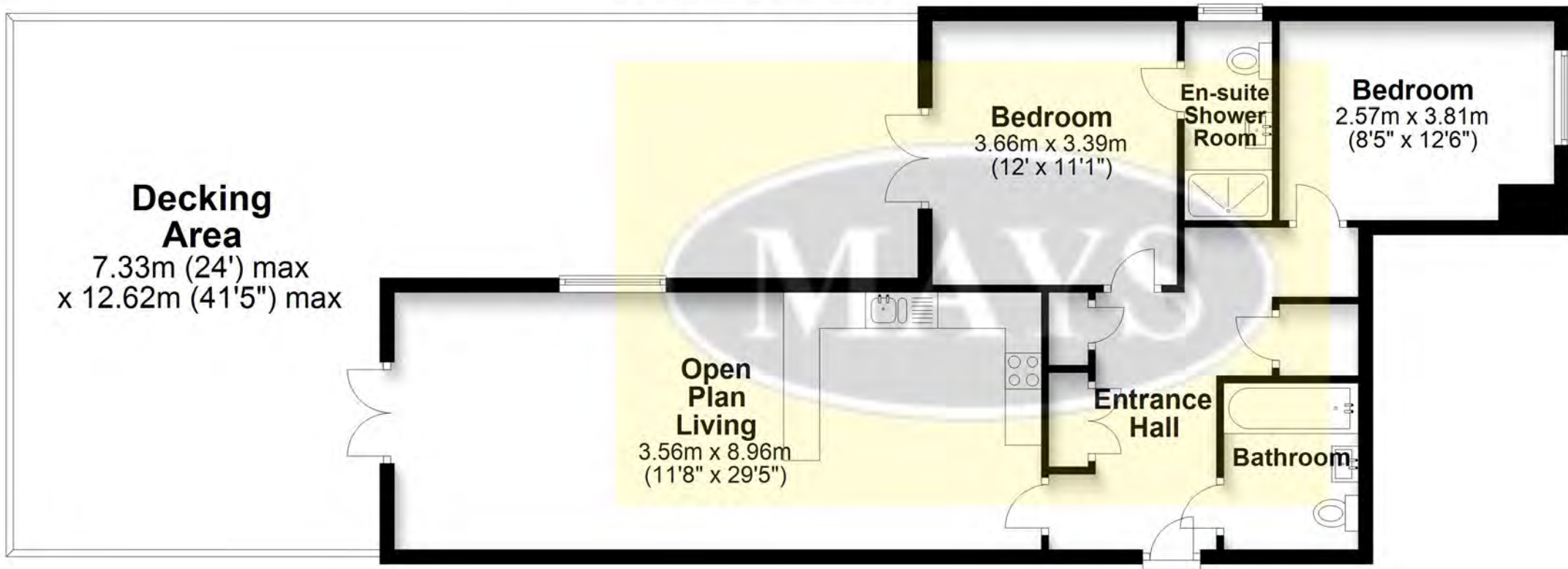
Holiday letting, sub-letting & Airbnb are not permitted



Ground Floor

Main area: approx. 76.5 sq. metres (823.6 sq. feet)

Plus decking area, approx. 65.2 sq. metres (701.4 sq. feet)



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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 the 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.



About the Location

Canford Cliffs village is well known for being one of the most prestigious places to live. It has a variety of café bars, restaurants and speciality shops, with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The village is within a short distance of Branksome Chine and golden sandy beaches. Canford Cliffs is ideally situated giving access to Bournemouth and Poole, making it a very popular place to own a property.

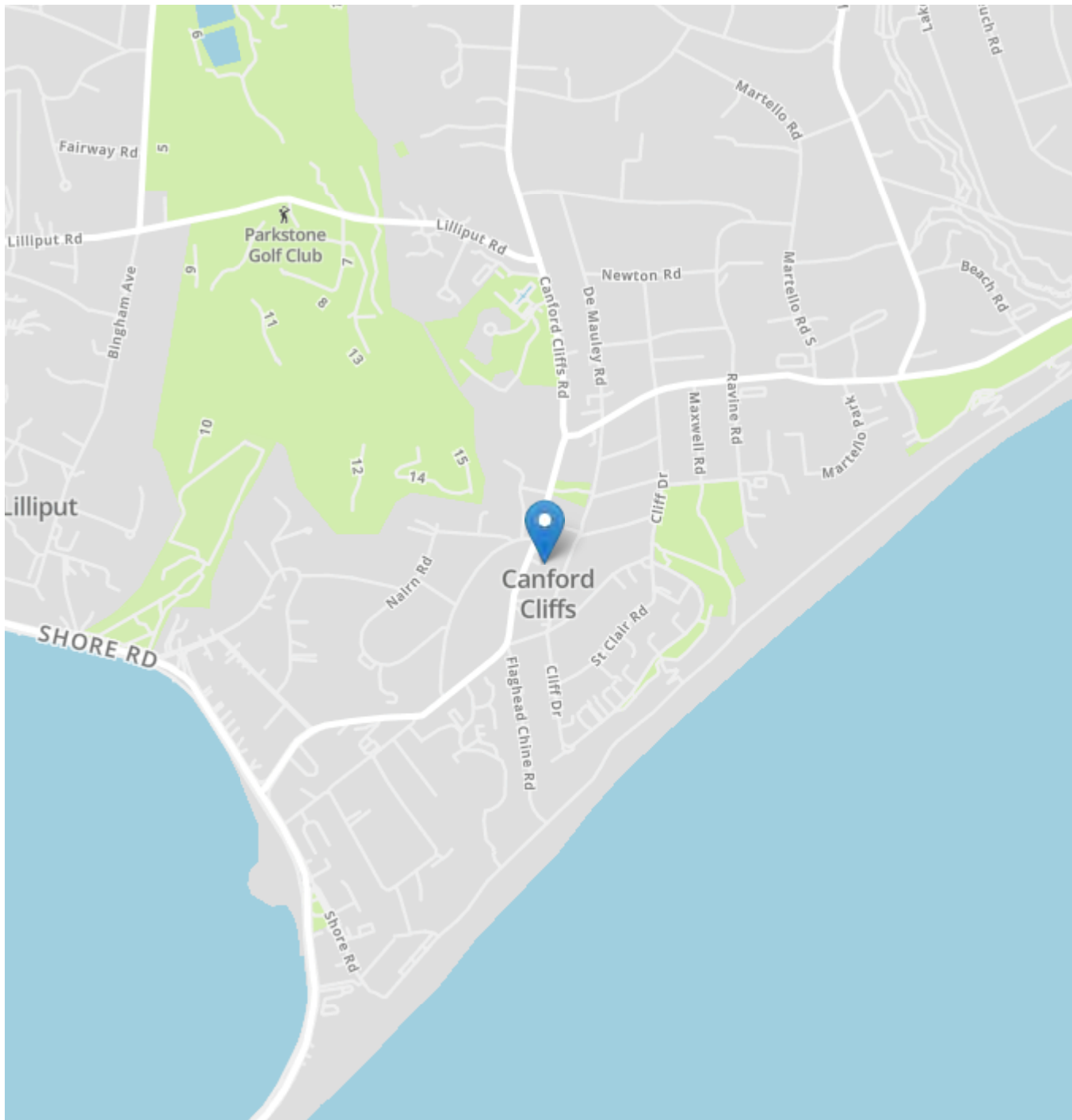



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(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 

IMPORTANT NOTICE

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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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