

Chartcombe

162-164 Canford Cliffs Road, Canford Cliffs BH13 7EJ

Guide Price £275,000 Share of Freehold

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Property Summary

A well presented third floor two bedroom apartment for the over 60's offering secure living in Canford Cliffs in a mature gated development setting with private gated access to the beautiful Compton Acres gardens and close to the prestigious Parkstone Golf Club.



Key Features

- Private gated access with underground parking
- Secure entry system & lift to all floors
- Beautiful landscaped communal gardens
- On-site House & Maintenance Manager
- Communal lounge in an atrium setting & library
- Close to Canford Cliffs Village & Chine
- Free private access to Compton Acres
- Spacious lounge & new fitted kitchen
- Two double bedrooms, one with ensuite plus separate shower room
- Two Guest Suites for family or friends



About the Property

Chartcombe was built in 1987 and is set in established private gated grounds and is an exclusive development for the over 60s. There is a wonderful owner's lounge set in a stunning atrium, a library and an on-site House Manager. There are regular communal events to attend as well as complimentary access to Compton Acres and its beautiful gardens and eateries.

This retirement or second home apartment is on the third floor and has a spacious hallway offering two double bedrooms, one with an ensuite bathroom and a modern fitted shower room. The sitting room is spacious and there is a glass door to the newly refurbished kitchen area offering a range of fitted cupboards and integrated appliances.

Externally there are well maintained gardens and one underground parking space as well as one lock-up storage cupboard adjacent to the parking area. There are also allocated visitor spaces.

Tenure: Share of Freehold

Service Charge: Approximately £3488.16 per annum and includes water & sewage, buildings insurance, gardening, communal area cleaning, lift maintenance and general maintenance of the building.

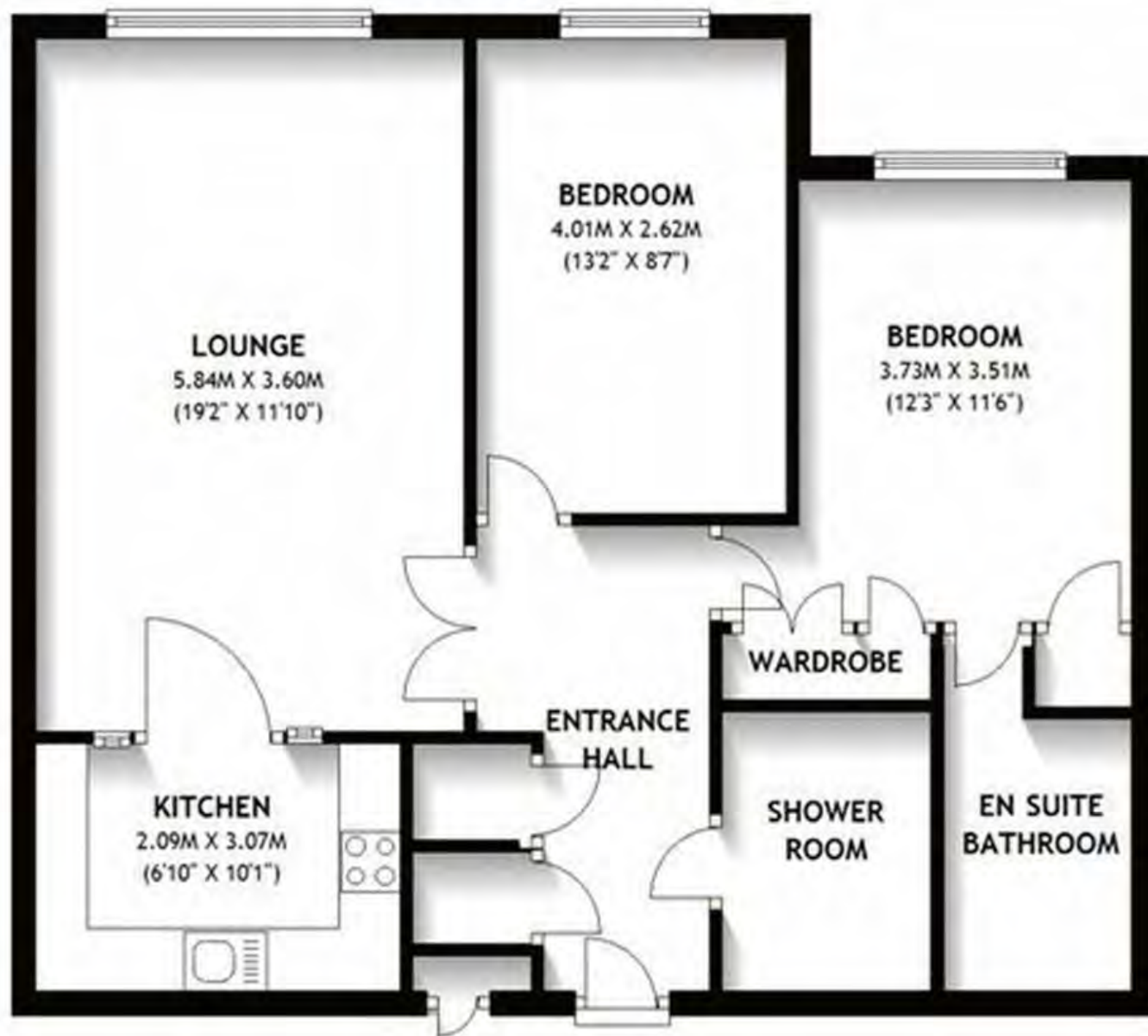
Council Tax Band: E

Notes: The development is reserved for the peaceful enjoyment of residents therefore holiday lets are not permitted. Pets may be permitted upon approval of the Management Company.



THIRD FLOOR

APPROX. 67.3 SQ. METRES (724.2 SQ. FEET)



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.



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, via a convenient bus stop located at the end of Chartcombe driveway, making it a very popular place to own a property.

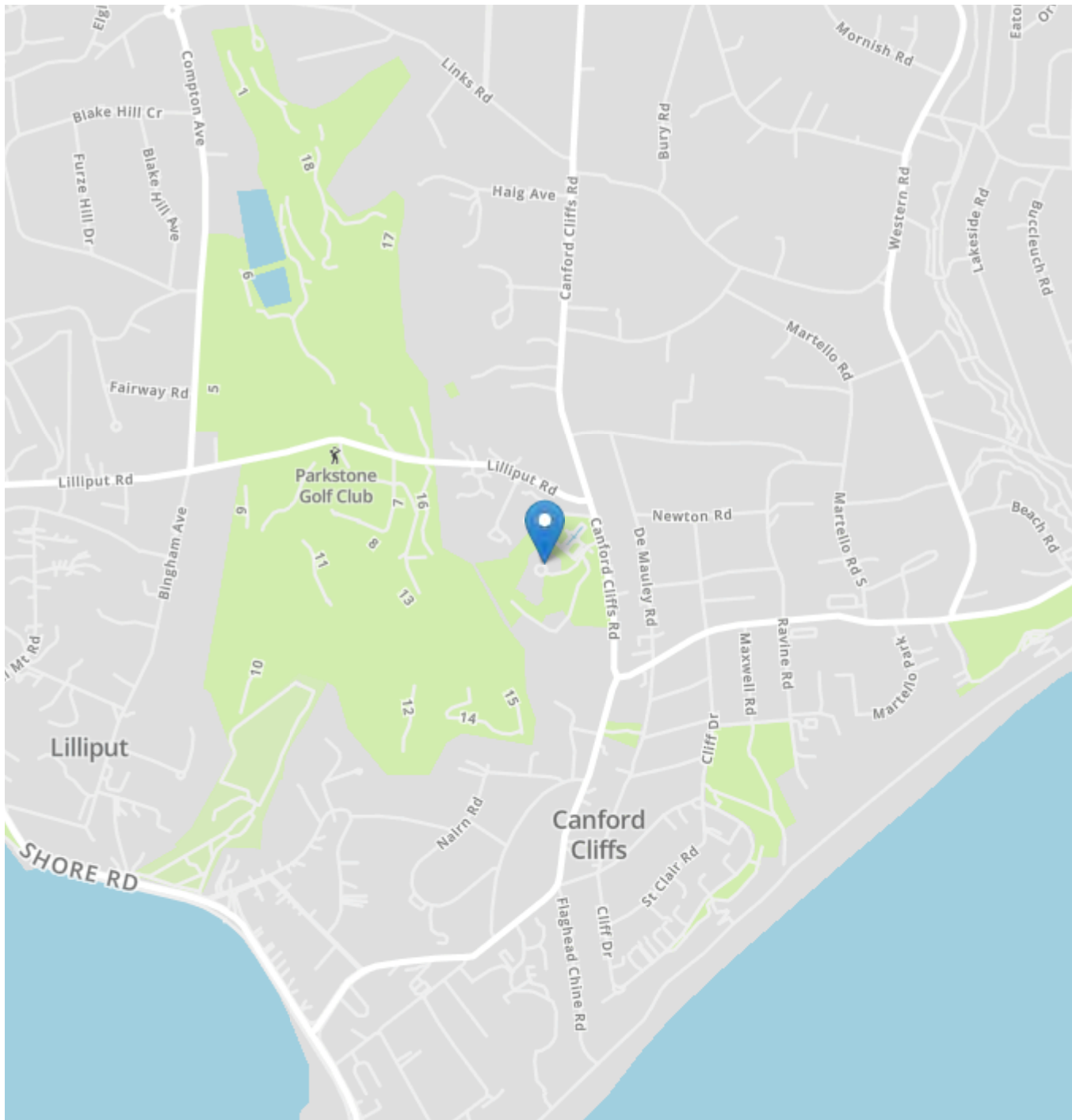


About Mays

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 30 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 so long.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

IMPORTANT NOTICE

Mays and their clients give notice that:

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.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

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