

FOR SALE

Flat 8 De Mauley Court, 3 De
Mauley Road, Canford Cliffs, Poole,
Dorset BH13 7HN



PHILIPPA SOLE



£550,000

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Close to Canford Cliffs Village and beach

Open plan kitchen /dining/living room

Three bedrooms

En-suite & family bathroom

Garage & allocated parking space

No forward chain

Band E - £2503.40

Maintenance £3,400 pa

Share of Freehold

About this property

Beautifully presented, light and spacious top floor apartment, situated in this desirable block in the heart of Canford Cliffs Village with the beach beyond. Featuring a large open-plan and well appointed living/dining room/kitchen, three bedrooms, one en-suite, utility room and garage.

De Mauley Court is a modern development located approximately 320 meters from Canford Cliffs Village amenities and just under half a mile from the wooded chine leading to the golden sands of Canford Cliffs Beach. Built in 2003, the building has been very well looked after and this particular apartment is conveyed with a private garage and allocated parking space.

Situated on the top floor and accessed via the stairs or lift, this bright and spacious apartment enjoys great deal of privacy and has been well maintained throughout. Due to the desirable location of this property, being so close to the beach and village, it would be ideal as a main or second home on the south coast. No forward chain.

Internally, the accommodation extends to approximately 1305 square feet which includes a large open plan and well-appointed kitchen/dining/living area measuring in excess of 25 ft, a separate utility room, main bedroom with ample fitted wardrobes, large storage area into the eaves and its own en suite with bath and walk in shower, bedroom two which is a great double and the third bedroom which could also be used as home office/study and family bathroom. There is also large and very useful storage cupboards in the hallway and third bedroom.

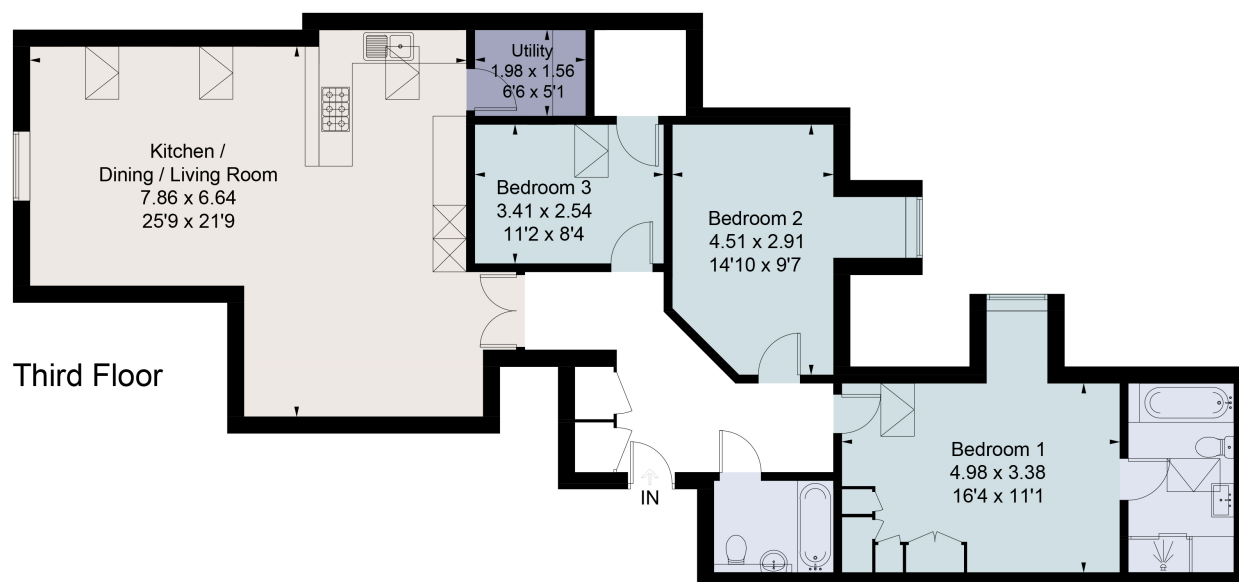
Location

This desirable location offers so much. Just a short level walk to the village of Canford Cliffs with its array of coffee shops, restaurants, convenience store and post office. A downhill stroll through the lovely wooded chine leads to the local beach at Canford Cliffs, this forms part of the 7 miles award winning beaches, which is what this area is renowned for. For water sport enthusiasts, the Harbour is perfect for paddle boarding and windsurfing, also there are many marina's and yacht clubs making this the perfect retreat. The local train station at Branksome provides a direct line into London Waterloo in approximately two hours.





Approximate Area = 121.2 sq m / 1305 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	75

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