

FOR SALE

Canford Cliffs, Poole, Dorset BH13
7LH



PHILIPPA SOLE



£845,000

Contemporary and open plan living accomodation

Spacious balcony overlooking pretty communal gardens

3 double bedrooms & 2 bath / shower rooms

Lift and Stairs to all floors

Approximately 500 metres from the golden blue flag sandy beaches

Secure underground parking and secure storage cage

Council Tax: Band G £3,579.59

Service charge £3720.24

Share of Freehold

About this property

A modern, contemporary top floor apartment, presented in excellent condition and currently used as a second home. Comprising of three double bedrooms and two bathrooms and being ideally situated close to the ever popular village of Canford Cliffs with its array of amenities, and easy access to award winning blue flag sandy beaches. Close by is Poole Harbour for the water sports enthusiast.

This top floor contemporary apartment is presented in excellent condition and is designed for easy and sociable open plan living. It has three double bedrooms, 2 bathrooms, under floor heating and measures approximately 1,156 sq.ft. There is a lift servicing all floors including the basement where there is a secure allocated parking space and secure storage cage. The apartment has a good size balcony enjoying a sylvan outlook over the communal grounds that are well stocked and well tended. A gate to the rear of the grounds provides pedestrian access to Canford Cliffs village without having to navigate any main roads. The award winning blue flag sandy beaches are approximately 500 meters away and Poole Harbour approximately 0.5 mile away for the water sports enthusiast. This is an ideal main residence or second home.

Location

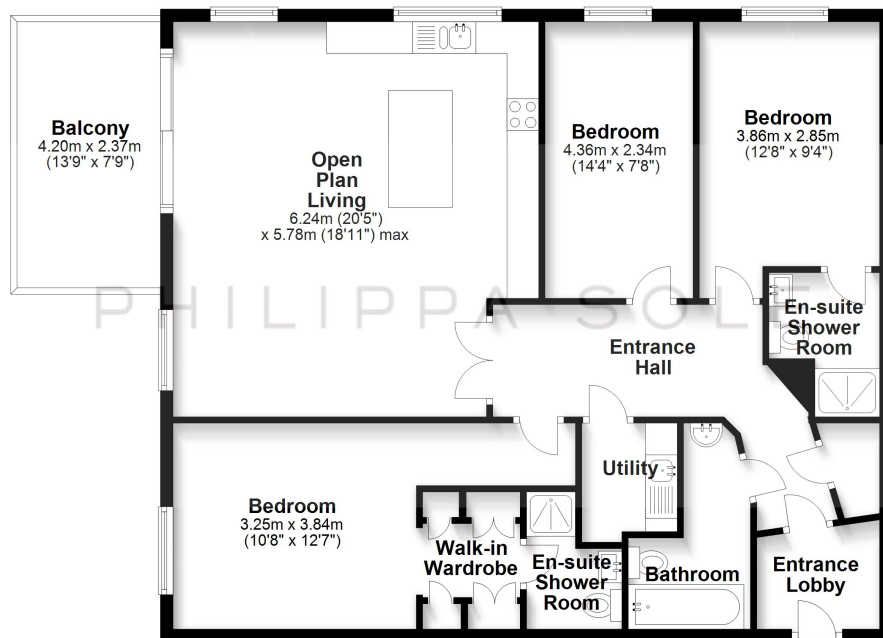
The apartment is ideally situated within easy access to Canford Cliffs village approximately 400 metres away, and is a level walk via its pedestrian gate at the rear of the development. Approximately 500 metres from the apartment, are the award winning, blue flag golden sandy beaches that stretch for 20 miles from Hengistbury Head to Sandbanks. Poole and Bournemouth town centres are 4 miles in either direction offering excellent public transport links. Bournemouth International airport is 12 miles away providing flights to many European destinations. There are comprehensive, direct rail links to London Waterloo with connections beyond. Boarding a train at Bournemouth, Poole, Parkstone or Branksome you can arrive in Waterloo in approx. 2hours.





Penthouse

Main area: approx. 107.5 sq. metres (1156.8 sq. feet)
 Plus balconies, approx. 9.9 sq. metres (107.0 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.

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	

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