

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



FLAT 3, 140 TEMPLEWOOD, CANFORD CLIFFS  
ROAD, POOLE, POOLE, DORSET, BH13 7ER



## ABOUT THIS PROPERTY

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3 Double bedroom ground floor apartment

3 bathrooms (2 en-suite)

Moder kitchen

Large Living room with terrace

Utility room

Large South facing terrace

Views over garden

Walking distance to Canford Cliffs village

Band G: £3078.24

A well presented three double bedroom ground floor apartment located a short distance from Canford Cliffs Village and Compton Acres - available for immediate move in.

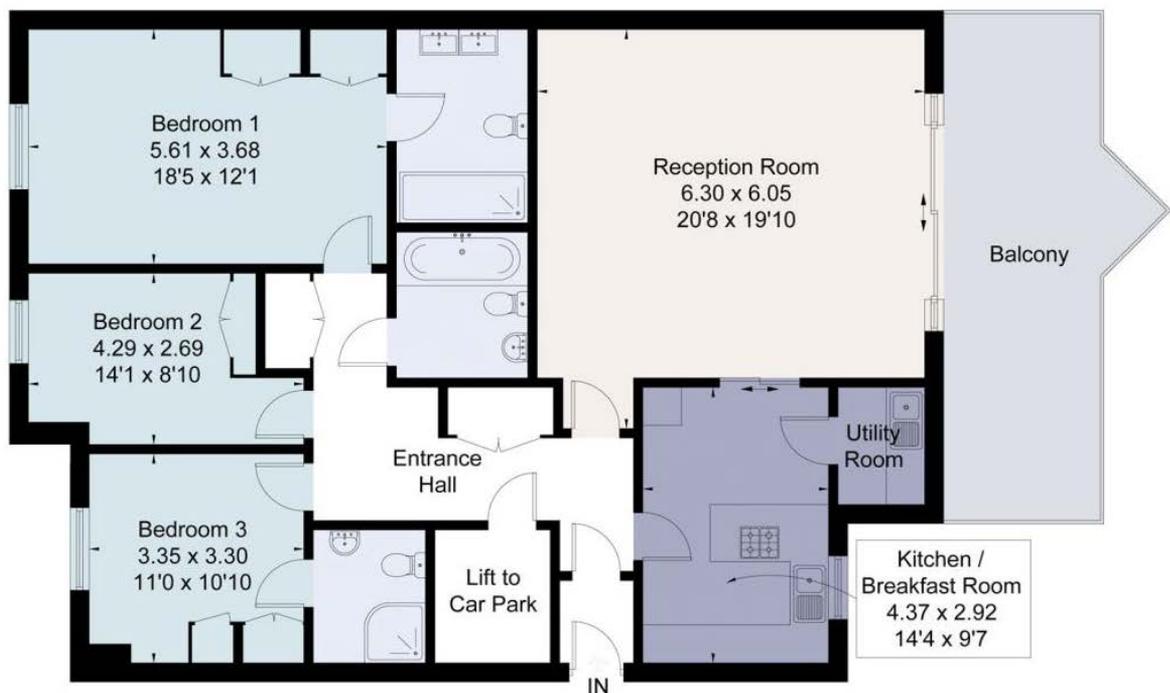
This particular apartment is located on the ground floor with the benefit of its own private entrance giving the feeling of a bungalow and the advantage of direct lift access to and from the underground parking. This apartment has two allocated underground parking spaces as well as visitors parking. The well planned accommodation extends to approx 1,379 sq ft with a sunny balcony. Being on the ground floor there is easy access to the attractive communal grounds where there is an external seating to sit and enjoy the gardens all without the worry of the maintenance as this will be covered within the service charge. On entering the apartment you are greeted by a good sized entrance hall with a built in double cupboard and access to the lift. The impressive living/dining room is perfect for entertaining with access out to the balcony, which overlooks the communal gardens. The well-appointed kitchen is fitted with a range of units and built in appliances plus separate utility room. There are three double bedrooms - bedroom one and two have their own en suite facilities. All bedrooms come with fitted wardrobes. A separate family bathroom serves bedroom three and completes the accommodation.

## LOCATION

The famous shores of Sandbanks and Poole Harbour are just minutes away from Lapis. The property is located within walking distance of Canford Cliffs Village, offering local gems such as The Cliff, The Plantation and Loch Fyne. Other local amenities include hair and beauty salons, wine bars, a coffee saloon, a convenience shop and Post Office. The local train stations at Parkstone and Poole are within a 10 minute drive, providing a direct line into London Waterloo in under two hours.



Approximate Floor Area = 128.1 sq m / 1379 sq ft



Ground Floor

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