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**Flat 1 Little Court, 15 Martello Road South,
Canford Cliffs, Poole, Dorset, BH13 7QH**

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SHARE OF FREEHOLD PRICE £435,000

A well presented and updated ground floor 3 bedroom, 2 bathroom apartment set in the regarded Little Court development. The flat enjoys a spacious entrance hall leading to a good size lounge, separate dining area/sunroom, outside patio, modern kitchen and modern shower rooms. Further offering a utility cupboard, excellent storage throughout, gas central heating, double glazing and a garage. Nestled within beautifully maintained grounds, Little Court is set just a few hundred yards walk, to Canford Cliffs Village. The development consists of just 16 flats, laid out in 3 blocks, with entry phone system, passenger lifts, visitor parking and garages.

- 3 double bedroom ground floor apartment, set moments from the cliff top and Canford Cliffs village
- Well presented inside with modern fitting and décor
- Generous lounge with separate dual aspect dining area/sun room
- Door to ground floor patio that leads to the gardens
- Modern fitted kitchen in a range of white handless units with wooden block work tops over and fitted with 4 ring gas hob, extractor integrated double oven, microwave, dishwasher and fridge freezer. Feature corner window with plantation shutters
- Separate utility cupboard off the entrance hall with space and plumbing for washing machine
- Excellent storage throughout
- Bedroom one with extensive fitted furniture to include wardrobes fitted to 2 walls, built in chests of drawers and bedside tables
- Contemporary en suite shower room with window, tiled walls, walk in double shower, wc and wash basin with vanity unit
- Further contemporary tiled main shower room
- Bedroom 2 with fitted wardrobes
- Bedroom 3 with fitted furniture to include 2 wardrobes, desk and fitted shelving
- Garage with electric door, power and light

Little Court is set back from the village in Martello Road South and is a level walk to the local shops and amenities in the village. The sandy beaches and sea at Branksome Chine is a 500 m walk down the hill, with Westbourne being just over a mile and Poole Town Centre within 3 miles.

Lease: 999 years from 2006

Maintenance: £3200 Per annum

COUNCIL TAX BAND: E

EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearmes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

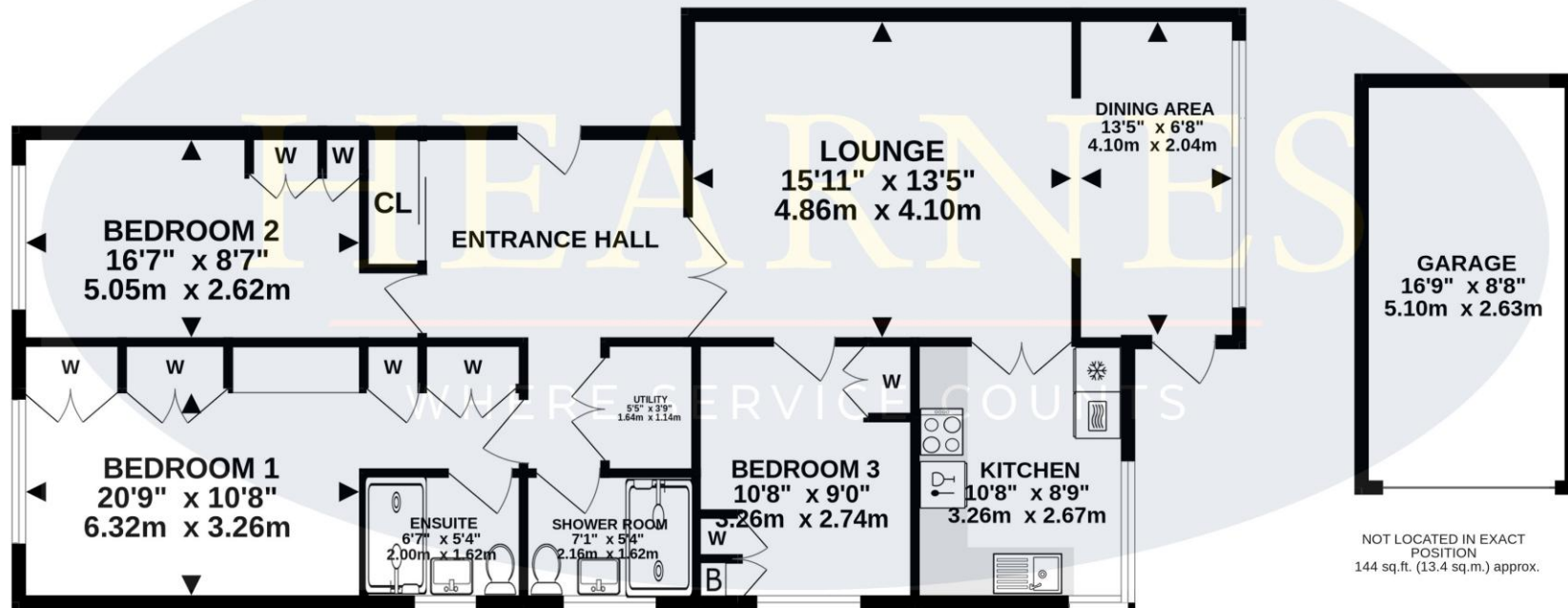




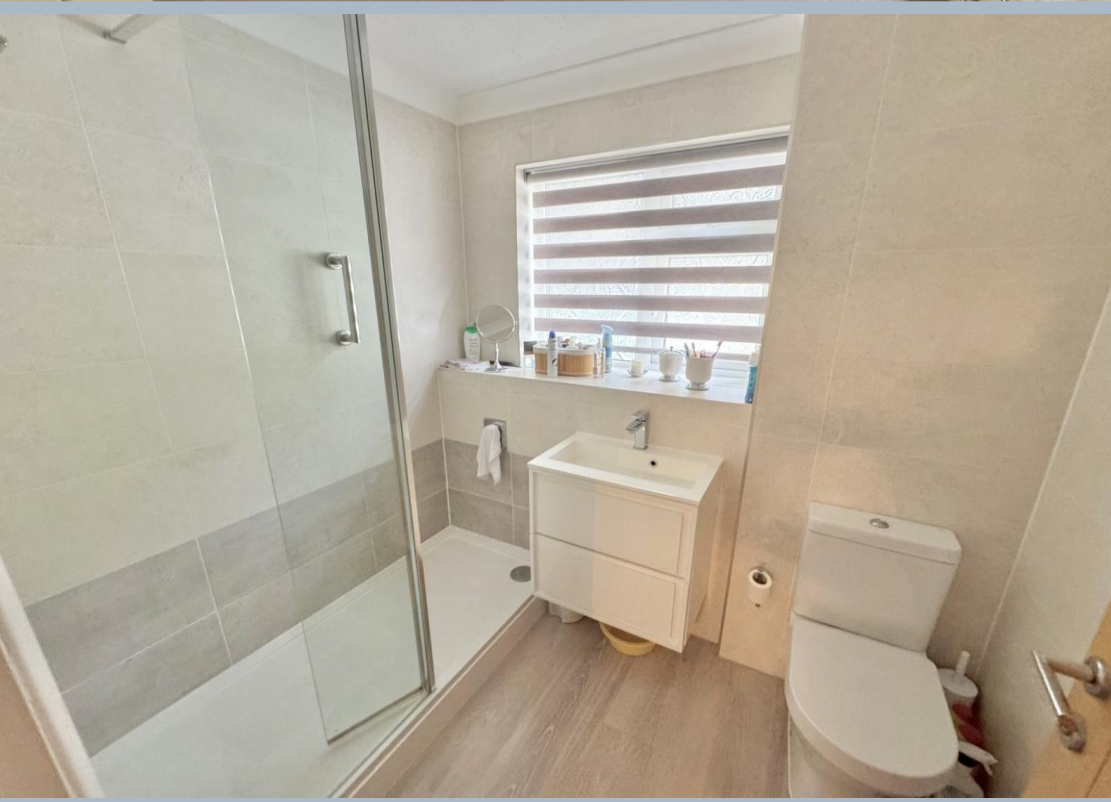
TOTAL FLOOR AREA : 1173 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.





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