

Woodlands, 1 Flaghead Road, Canford Cliffs BH13 7JL

Guide Price £725,000 Leasehold

**MAYS**  
ESTATE AGENTS





## Property Summary

Forming part of the highly exclusive Woodlands Development in the heart of Canford Cliffs, this recently constructed high specification second floor apartment offers generous accommodation approaching some 1164 sq/ft and a large private terrace. Woodlands is for the exclusive enjoyment of residents aged over 60 and the facilities of the development are second to none with in-house life hosts to assist residents, communal areas for social events and secure parking. From underfloor heating to the high-quality fixtures and fittings throughout, this spacious apartment presents in first-class order and would be ideal for buyers wanting a sense of space and light in a social and relaxing environment.



## Key Features

- Large private hallway with generous storage
- Impressive open plan reception room
- Comprehensively fitted modern kitchen
- Principal bedroom with dressing area and ensuite
- Second double bedroom
- Contemporary main bathroom
- Vast terrace retained with glass balustrade
- Secure underground parking
- Zoned underfloor heating
- No forward chain



## About the Property

On arriving at Woodlands, you are immediately aware of the quality that is echoed throughout the entire development. The communal areas are brilliantly designed with social or intimate areas for relaxing that overlook the beautifully maintained gardens. A lift rises from the ground floor to the second floor (this level can also be accessed directly from the secure underground parking via the elevator).

The apartment has a cavernous entrance hallway that allows for an incredible amount of storage. The hallway leads through to a most impressive reception room that is flooded with light. The reception area allows for a flexible arrangement of furniture and full drop dual aspect glazing gives incredible tree-top views of the surrounding area. The reception room is open to a kitchen which is fitted with a comprehensive range of quality units and appliances.

The principal bedroom is dual aspect and benefits from a large dressing area with considerable storage that leads to a contemporary ensuite shower room. The second bedroom is a comfortable double bedroom and this in turn is serviced by another large contemporary bathroom. The retained terrace/balcony is a particular feature of the apartment as there is a generous amount of space from where you can watch the world go by with a leafy backdrop. The property also has a secure underground parking space and access to a communal storage unit.

Tenure: Leasehold. Lease expiry 31st December 3015

Service Charge: £6,579.66 per annum to include building insurance, apartment water sewage, 24/7 care line and onsite Life Host (house manager) 7 days a week, access to a luxurious guest suite for visitors (at a reasonable charge), communal facilities, security and fire systems, communal cleaning, window cleaning and garden maintenance.

Ground Rent: £400 per annum

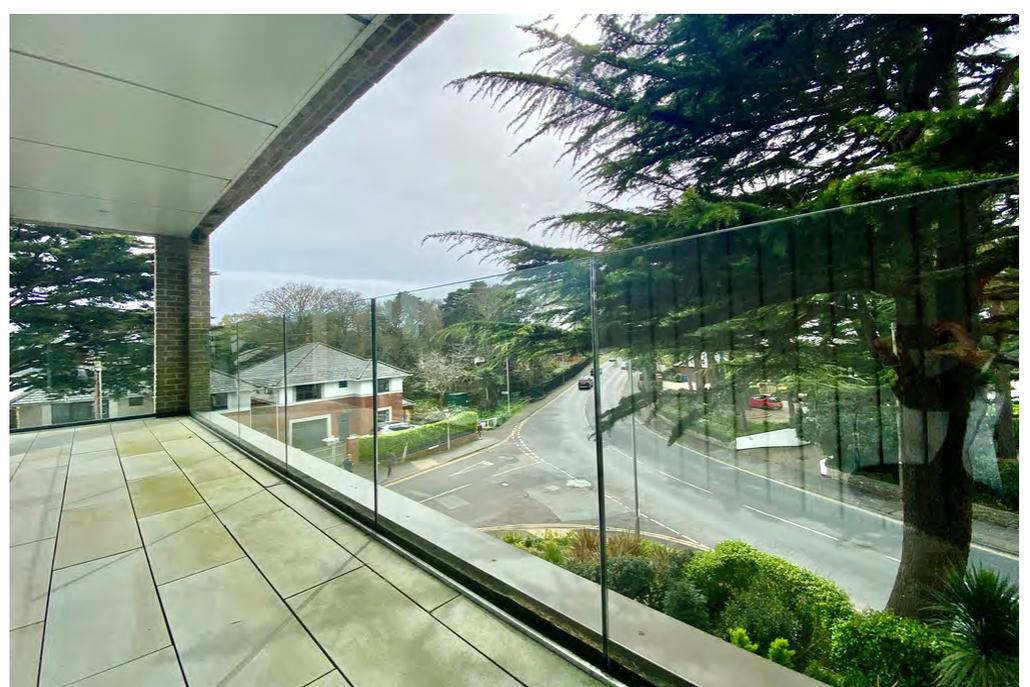
Notes: The development is for the exclusive enjoyment of residents over the age of 60



Approximate Area = 108.2 sq m / 1164 sq ft  
For identification only. Not to scale.  
© Fourwalls



Second Floor



## 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 and a mix 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, making it a very popular place to own a property.

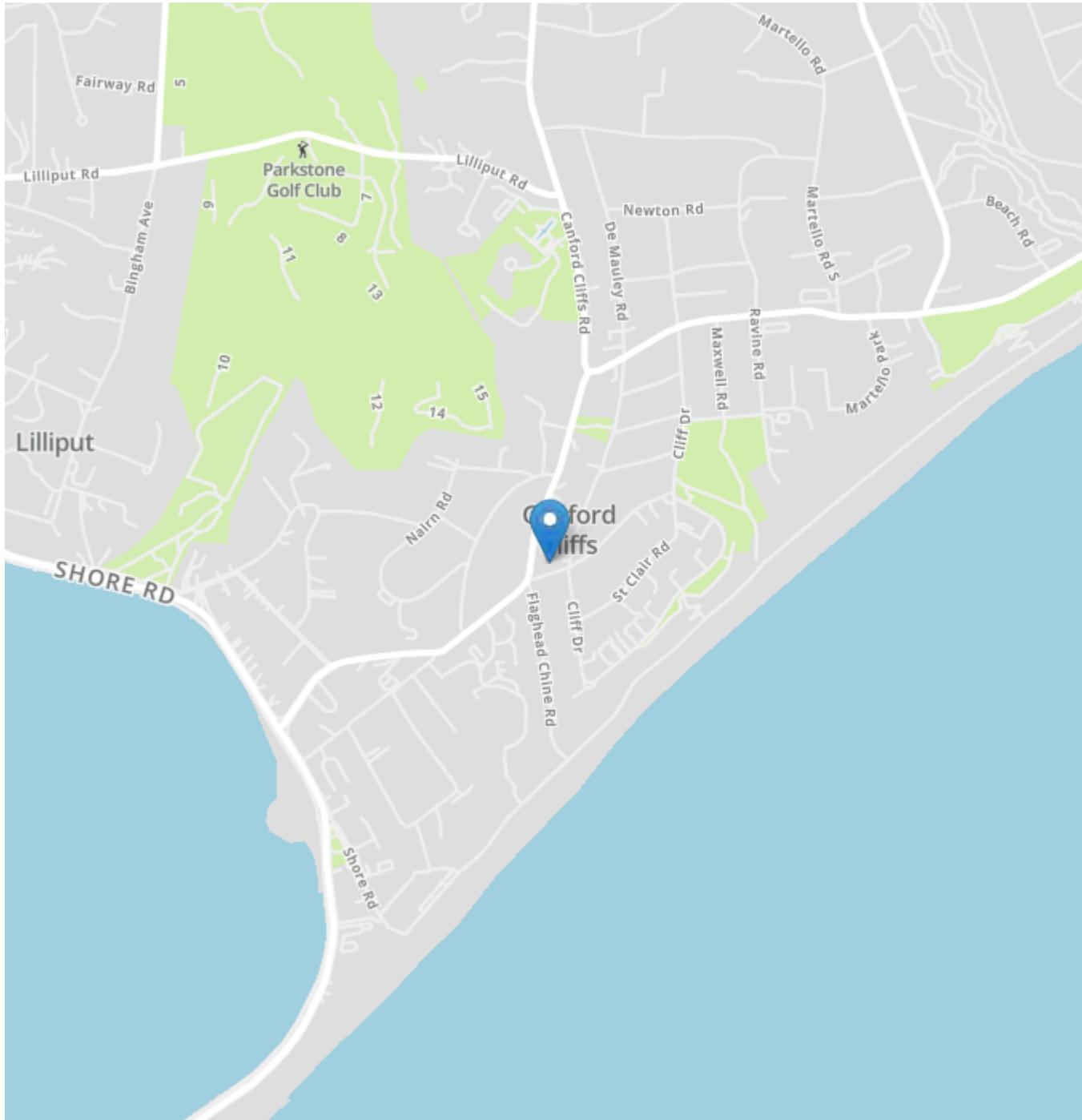


## About Mays

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 25 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 nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://www.maysestateagents.com)

**MAYS**  
ESTATE AGENTS