

Chartcombe,  
162-164 Canford Cliffs Road, Canford Cliffs BH13 7EJ

£225,000





## Property Summary

Well presented second floor two bedroom apartment for the over 60's offering secure living in Canford Cliffs in a mature gated development setting. Close by to the beautiful Compton Acres gardens.



## Key Features

- Secure entry system
- Private gated access with underground parking
- Beautiful landscaped communal gardens
- On site House & Maintenance Manager
- Communal lounge in atrium setting
- Close to Canford Cliffs village and chine
- En suite bathroom and separate shower room
- Two double bedrooms



## About the Property

Chartcombe was built in 1987 and is set in established private gated grounds and is an exclusive development for the over 60'. There is a wonderful owner's lounge set in a stunning atrium, library and on-site House Manger. There are regular communal events to attend as well as complimentary access to Compton Acres and its beautiful gardens and eateries.

This retirement apartment is on the second floor and has a spacious hallway offering two double bedrooms, one with en-suite bathroom and a modern fitted shower room. The sitting room is spacious and there is a glass door to the kitchen area offering a range of fitted cupboards and integrated appliances.

Externally there are well maintained gardens and one underground parking space as well as two lock up storage cupboard adjacent to the parking area. There are also allocated visitor spaces.

Tenure: Share of Freehold

Council Tax Band: E

Service Charge: Approximately £700 per quarter and includes buildings insurance, gardening, communal area cleaning, lift maintenance and general maintenance of the building.



GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA (INCLUDES OFFICE) APPROX. 751 SQ. FT. (69.8 SQ. M.)

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## 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, with a wide variety 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.

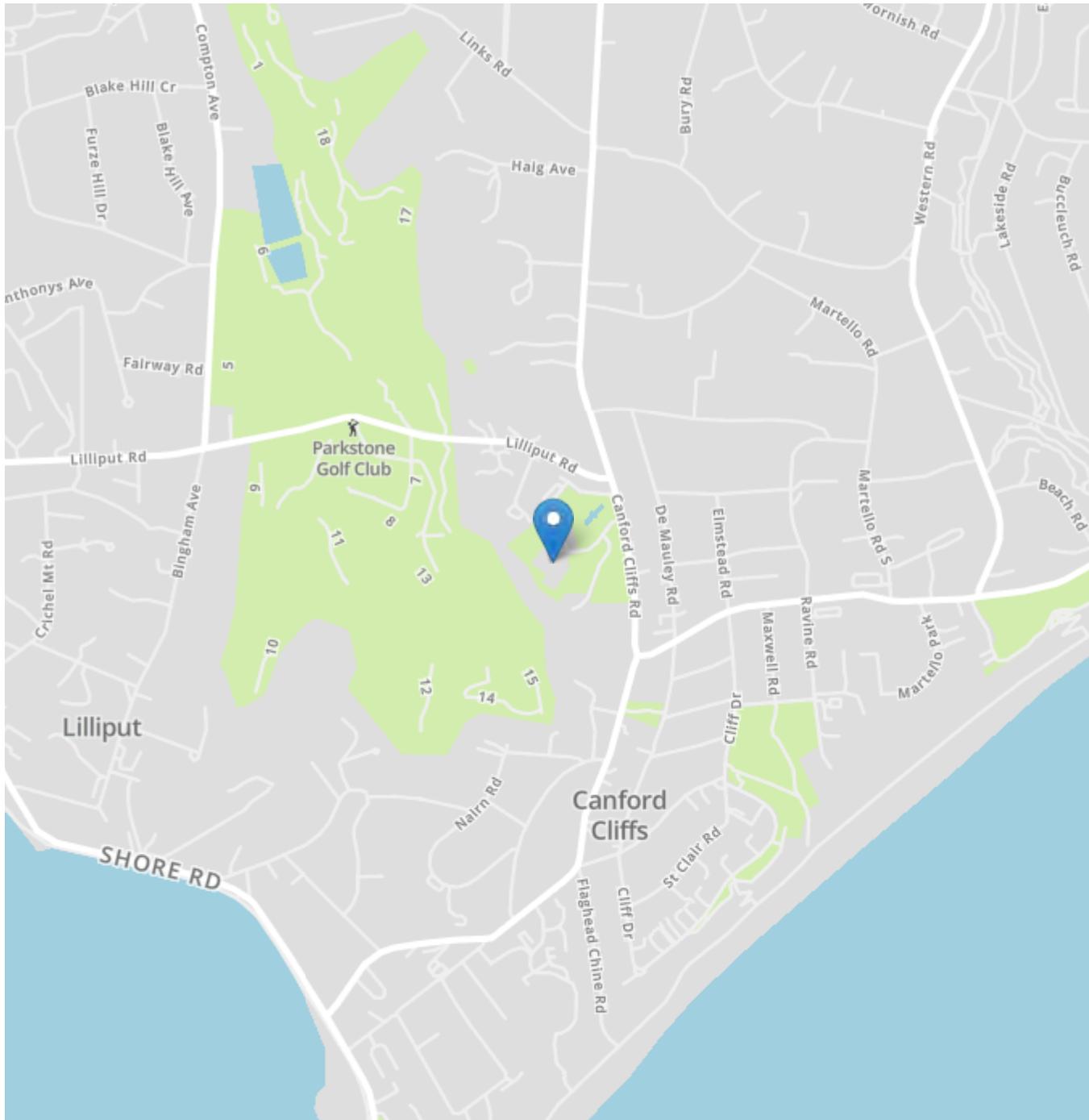


## About Mays

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 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 |   |           |
| (92-100) <b>A</b>                           |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            | 68  | 71        |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC  |           |

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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.
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**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.

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