PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT

TRANSPARENT. BESPOKE. EFFECTIVE

FLAT 6, 150 STRATA, CANFORD CLIFFS ROAD,
POOLE, DORSET, BH13 7ER

£620,000

3 Double bedrooms

First floor apartment

Double aspect

Westerly facing balcony

2 parking spaces

Open plan kitchen living space

Level walk to Canford Cliffs village

Lift and stairs to all floors

Band G: £2911

Maintenance £2457.30

Share of Freehold

ABOUT THIS PROPERTY

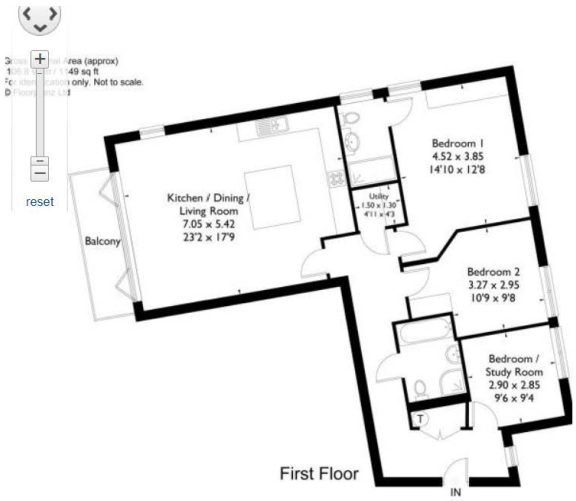
A beautifully appointed three double bedroom first floor apartment, boasting a large open-plan kitchen/living space, opening onto the South West facing balcony. This modern apartment enjoys an en-suite to the master bedroom, fitted wardrobes throughout, two parking spaces, a lock-up store and lift access to all floors. This modern apartment is located within level walking distance of Canford Cliffs village.

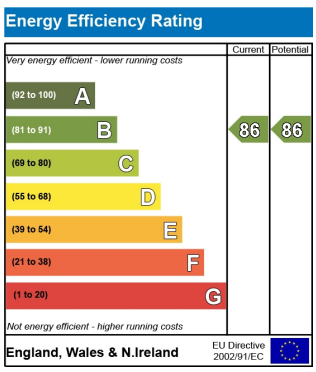
Strata is a striking development of ten recently constructed high quality purpose built apartments, built by renowned local development company Pennyfarthing Homes. Apartment 6 is located on the first floor on the South Westerly side of the block and enjoys views to both the front and rear of the building.

The impressive kitchen/living room is well appointed with a range of integrated Neff appliances. A clever central island creates a social hub and an ideal place in which to dine and subtly splits the kitchen from the living space. The living area features a wall-mounted electric fire and bi-fold doors leading on to the southwesterly balcony with tree top views. The master bedroom enjoys the morning sun via the Juliet balcony and features an extensive range of fitted wardrobes and en-suite shower room. Bedrooms two and three are also located to the front of the building and share the family bathroom. The building is arranged over four floors with lift access to all floors and with basement parking and access points from Canford Cliffs Road and Lilliput Road. Apartment 6 has an allocated parking space at the front of the block as well as a second space and lock-up store in the basement. The block is highly secure with remote and key code access, as well as video phone entry.

LOCATION

Located in a highly regarded block, just meters away from Canford Cliffs Village with its array of restaurants and bars. The local bus services provide access to both Poole and Bournemouth whilst the train station at Branksome offers access to London Waterloo in under two hours. For further shopping requirements, John Lewis Home, Waitrose and a Marks and Spencer food hall are a short drive away.





M:07709 111 797 | O:01202 747999

1 STRATA HOUSE, 12-14 CASTLE STREET, POOLE, DORSET, BH15 1BQ

PIPPA@PHILIPPASOLE.CO.UK | PHILIPPASOLE.CO.UK

REGISTERED OFFICE: 21 CHURCH ROAD, PARKSTONE, POOLE, DORSET, BH14 8UF. COMPANY REGISTRATION NUMBER: 10389562.REGISTERED IN ENGLAND AND WALES
VAT Number: 289886706