

FOR SALE

Flat 11, Azaleas, 154 Canford Cliffs  
Road, Canford Cliffs, Poole, Dorset  
BH13 7AX



PHILIPPA SOLE





£700,000

—

Contemporary apartment

Ideal "lock-up and leave"

Coffee Shop and restaurant directly opposite

South westerly facing balcony

Secure allocated parking space

Pets permitted under licence

Band F - £2958.57

Maintenance £3568.62 pa and Grounder Rent £250 pa

Leasehold

## About this property

Stylish and beautifully appointed, two bedroom, first floor apartment located in the grounds of Compton Acres, Canford Cliffs with access to it's restaurant and coffee shop. Secure allocated parking - vendor suited.

On entering Azaleas, one could be forgiven for thinking they had entered a lobby of luxurious hotel. This stylish, two bedroom, apartment is located on the first floor of this luxurious development designed for for the over 55's. A spacious entrance hall greets you as you enter the apartment with double doors leading into the open plan living room, which is flooded with natural light from the dual aspect windows and French double doors. The semi-open plan layout sees an attractive kitchen adjoining the living space. The elegant and modern the kitchen is complemented by granite worktops and boasts a range of high end appliances. Laundry facilities are located in a separate utility cupboard accessed from the hallway. The covered balcony, a lovely space enclosed on three sides, is ideal for use in almost any weather and provides ample space for relaxing or alfresco dining in the afternoon sun, whilst enjoying a lovely sylvan view. The principal bedroom is a light and airy space with dual aspect windows, a walk-in dressing area, tasteful fitted storage and a luxury ensuite bathroom with large walk in shower. Bedroom two boasts a Juliet balcony and offers plenty of space for a double bed, fitted storage and currently doubles up as an office space. A stylish and elegant shower room completes the accommodation. The apartment has one allocated parking space in the undercroft parking area and there is ample visitor parking all securely accessed via fob operated electric gates. A stairway and lift provide access to all floors. As an owner of an apartment in Azaleas you also benefit from unlimited access to the beautiful Compton Acres botanical gardens and of course use of the coffee shop and restaurant.

## Location

The development has been recently built in the grounds of the historic Compton Acres garden, which is a Victorian inspired gem with seven themed gardens across more than ten acres of plant collections. Situated just 500 metres from Canford Cliffs village, with its array of coffee shops and bistros and the sandy beaches at Flaghead Chine are approximately half a mile away via the wooded pathway making this an enviable situation. The local train station at Branksome provides a direct line into London Waterloo in under two hours.



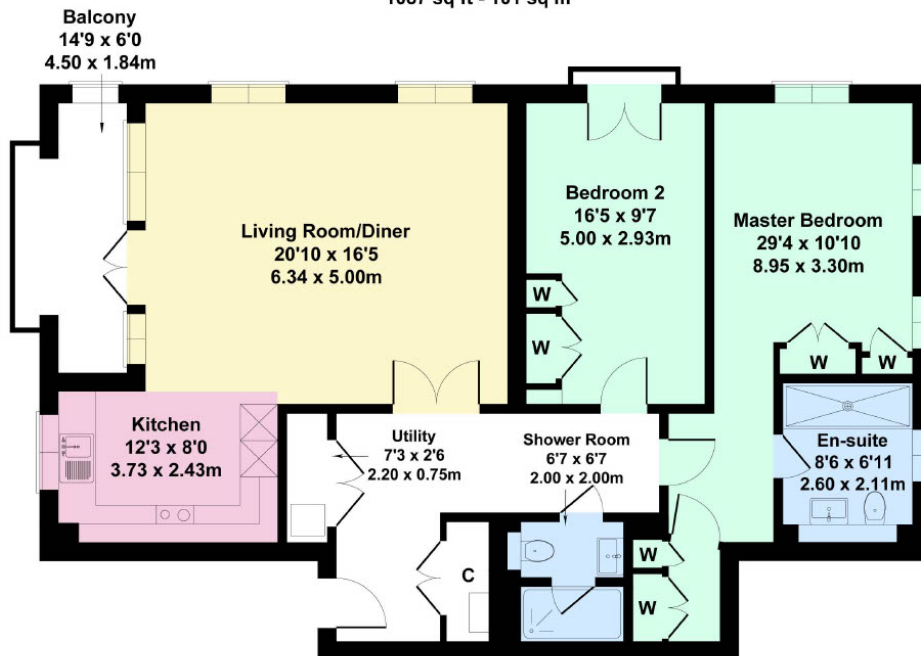






## 11 Azaleas, 154 Canford Cliffs Road, Poole, BH13 7AX

Approximate Gross Internal Area  
1087 sq ft - 101 sq m



Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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	

PHILIPPA SOLE

enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999