

**Chartcombe, 162-164 Canford Cliffs Road
Poole, Dorset, BH13 7EL**



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Share of Freehold Price £240,000

A charming 2 bedroom, 2 shower room, first floor retirement apartment in this well regarded development of Chartcombe. The current owner has updated the apartment to include redecoration, new carpets and its position in the development enjoys a sunny aspect. The flat has a good size lounge/dining room, gas central heating, double glazing and an underground parking bay. Chartcombe is set in a secluded location down a private drive and approached via electric gates. Built in 1987, and set in the heart of Compton Acres, the development consists of 78 apartments in 2 blocks. Flat 55 is in the right-hand building with the flat over looking the entrance. There is a lift servicing all floors including the underground parking and well-kept communal areas located in block A, which include a ground floor lounge, third floor library, well-kept gardens and each apartment has free access into Compton acres throughout the year through its own private gate and pathway. The block has underground parking for each apartment along with multiple visitor spaces, as well as an onsite Manager and housekeeper. Situated within easy access to Canford Cliffs village, it is in an extremely popular and sought-after location.



- First floor 2 bedroom, 2 shower room apartment in this well-regarded retirement development set in the heart of Compton Acres in Canford Cliffs
- Lounge/dining room with large window enjoying a sunny aspect
- The kitchen is fitted with a range of units and to include an integrated fridge/freezer, hob, extractor, oven with space for dishwasher, washing machine
- Bedroom one with fitted wardrobes
- Freshly decorated inside with new carpets and flooring
- Large ensuite shower room with walk in double shower and further shower room
- Communal facilities to include a ground floor lounge where activities take place, third floor library, communal gardens, site manager and housekeeper available during the day and a single and double guest suite
- Free access into Compton Acres for all residents through a private gate and pathway straight into the delightful gardens
- Beautifully tucked away down a private drive and approached via remote control electronic gates
- Passenger lifts servicing all floors, including the underground parking (each flat has a numbered bay and there are visitor bays clearly marked out)
- Extremely sought after location within easy reach of Canford Cliffs village



Set within a few hundred metres of the village, Chartcombe is within a mile of the blue flag beaches of Poole. Sandbanks and the harbour are nearby and Canford Cliffs village offers a variety of shops, hairdressers etc.

COUNCIL TAX BAND: D

EPC RATE: C

Term of Lease: 999 years from 01/10/1988

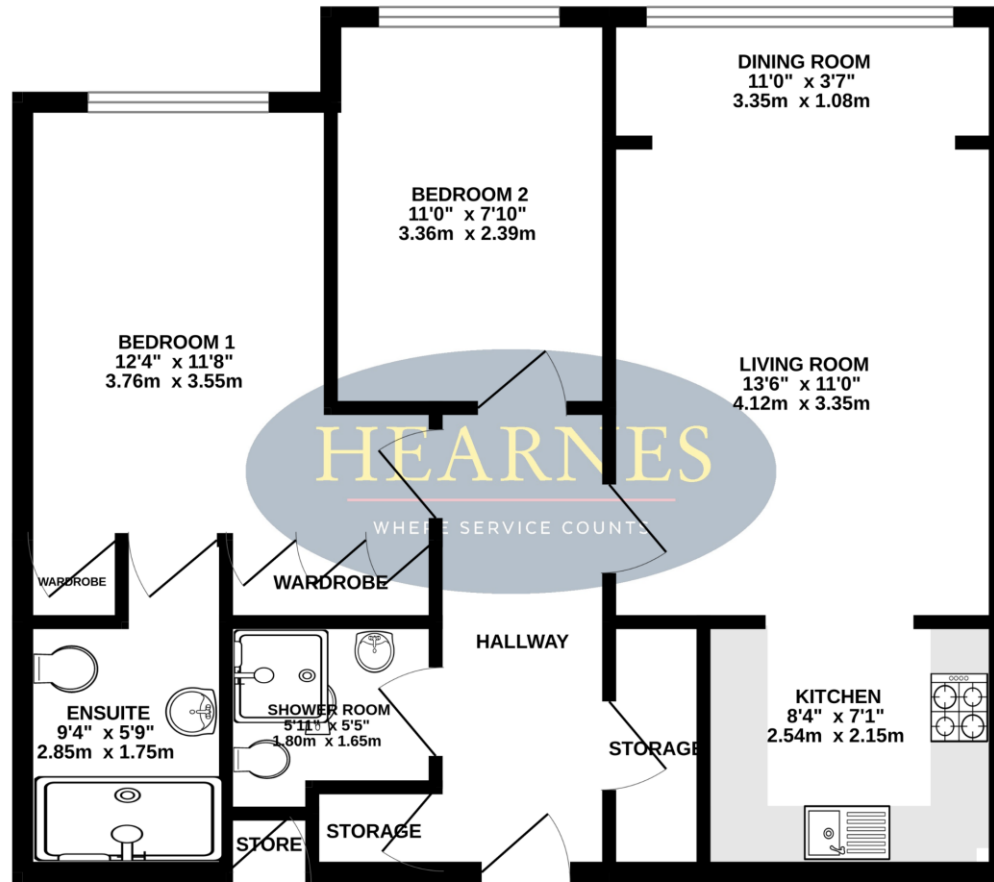
Maintenance Charges: Approximately £3,000 Per Annum Ground Rent: Peppercorn



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



643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 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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Canford Cliffs Beach



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