

Chartcombe

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

Guide £475,000





## Property Summary

A stunning apartment with the most incredible panoramic views over Poole Harbour, the Isle of Purbeck and Parkstone golf course. This apartment was originally retained by the developer who constructed Chartcombe Lodge for personal family in recognition of the outstanding views. Viewing is undoubtedly essential to appreciate the amazing harbour views that the property enjoys from all principal rooms. Chartcombe Lodge is an exclusive development for residents over 60 years of age.



## Key Features

- Exclusive development for residents over 60
- Simply stunning harbour views
- Generous living/dining room
- Sun room open plan to the living/dining room
- Master bedroom with fitted wardrobes
- Second double bedroom
- Further shower room
- Fitted kitchen with harbour views
- Residents lounge with impressive atrium
- Two underground parking spaces



## About the Property

Upon entering Chartcombe Lodge you are immediately impressed by a striking atrium that forms the heart of the development. This impressive space is beautifully planted and provides access to all floors by elevator.

The property itself has a generous entrance hallway which affords access to all principal rooms. A double width opening leads to the living/dining room which is generous enough to provide space for a flexible arrangement of furniture. This room is open plan to a sun room which provides a wonderful seating area and vantage point from which you can enjoy the incredible views.

The kitchen allows for a comprehensive range of units and enjoys the same views over Poole harbour and the Isle of Purbeck. Similarly, the generous principal bedroom shares the same views and there is a range of fitted bedroom furniture and a large ensuite bathroom. The second double bedroom is again fitted with a range of bedroom furniture and this room is serviced by a conveniently located shower room.



Chartcombe Lodge has beautifully maintained grounds for the enjoyment of the residents and a real bonus which is extended to the residents of Chartcombe Lodge is the complimentary access to the gardens at Compton Acres. The property also has the added benefit of two underground parking spaces.

Tenure: Share of Freehold (awaiting further information)

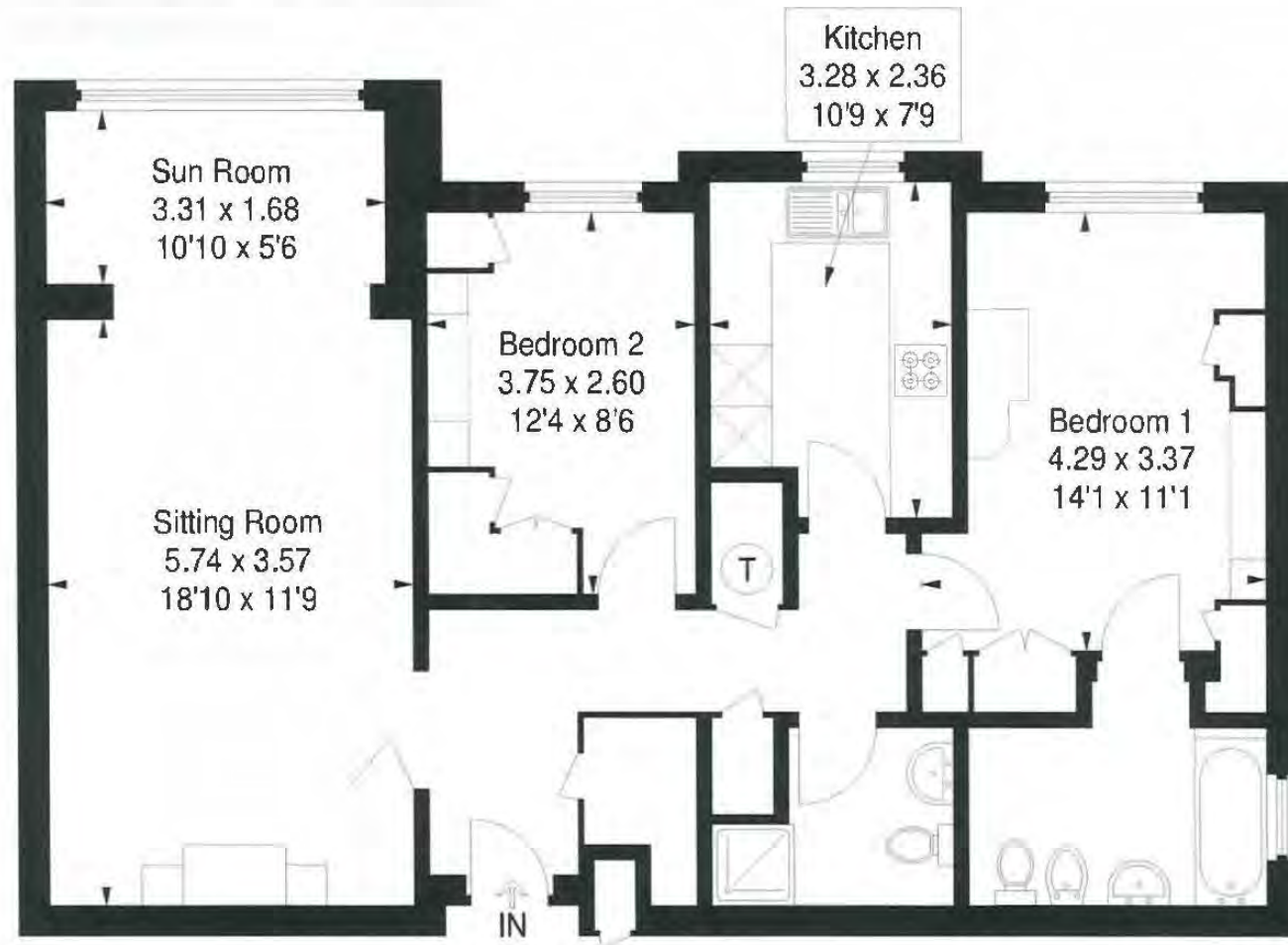
Service Charge: Approximately £720 per quarter

Restrictions: No holiday letting permitted or pets.

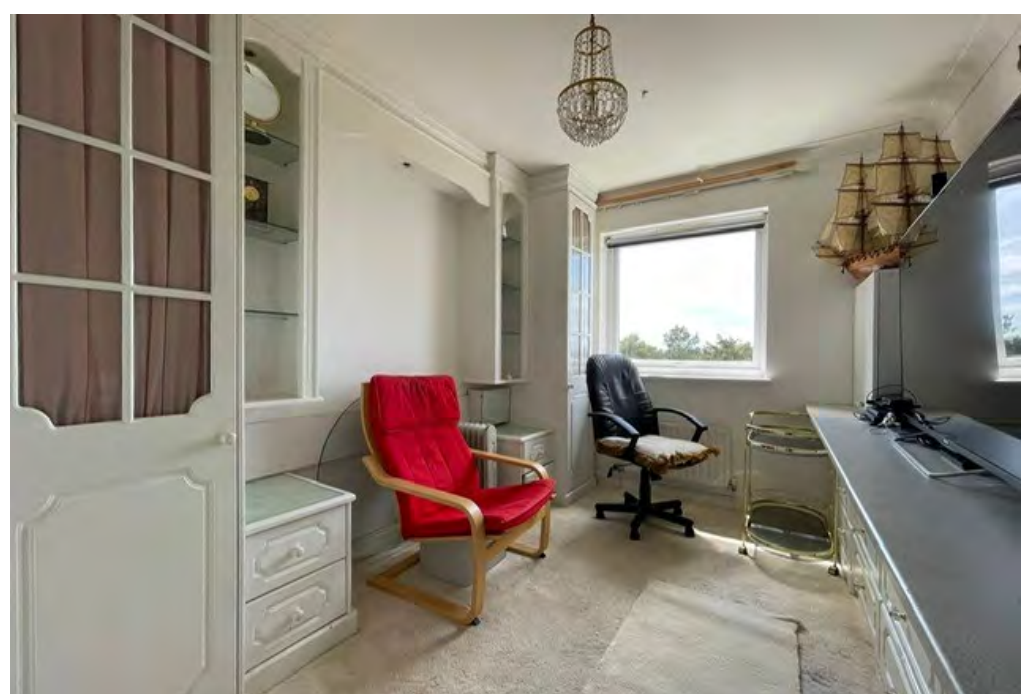
Council Tax Band: G

## Flat 28 Chartcombe, 162-164 Canford Cliffs Road, Canford Cliffs, Poole, BH13 7EJ

Gross internal area ( approx ) = 84 sq m / 904 sq ft  
For identification only. Not to scale.



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, 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.

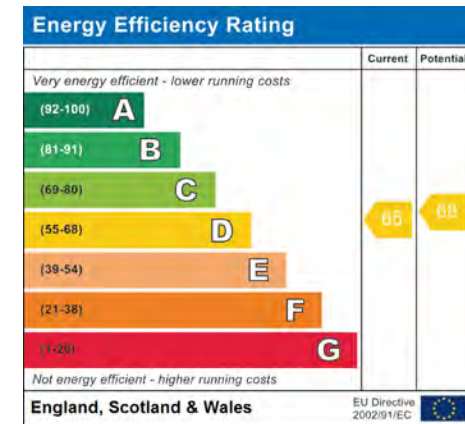
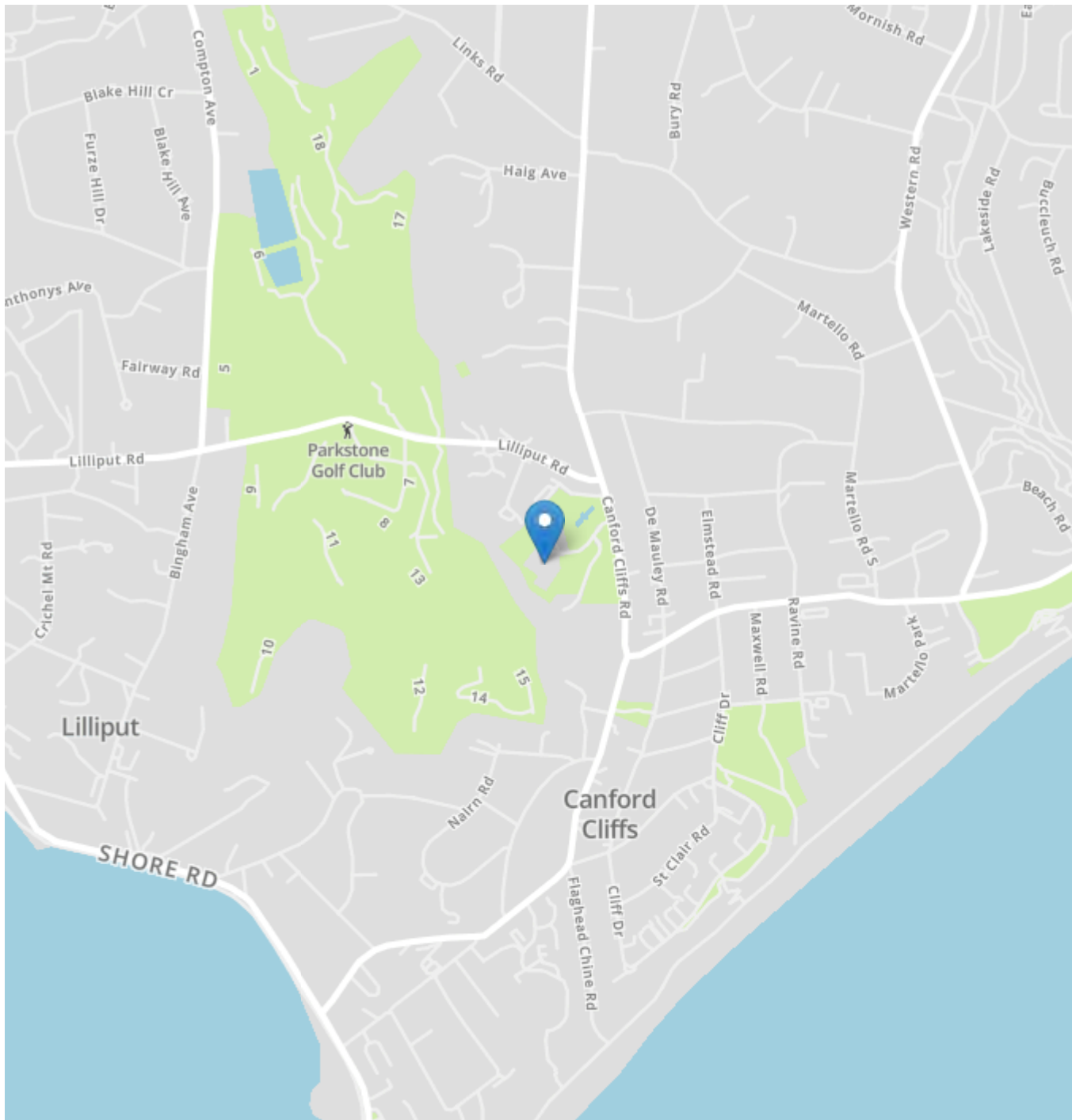


## About Mays

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 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.



**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 - Lilliput Sales and Head Office**

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: [poole@maysestateagents.com](mailto:poole@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

