



Flat 6 Percorso 11 Martello Road South, Canford Cliffs, Poole BH13 7HF
£700,000 Share of Freehold





****ONE OF TWO REMAINING APARTMENTS** A BRAND NEW, TWO BEDROOM apartment situated in the heart of Canford Cliffs. The property boasts UNDERGROUND PARKING, A BALCONY and MODERN OPEN PLAN LIVING.**

- CANFORD CLIFFS LOCATION
- STUNNING FINISH
- MOMENTS AWAY FROM THE BEACH
- SHARE OF FREEHOLD
- A NEW DEVELOPMENT OF ONLY 13 APARTMENTS
- UNDERGROUND PARKING
- NEW BUILD
- PETS PERMITTED

Canford Cliffs

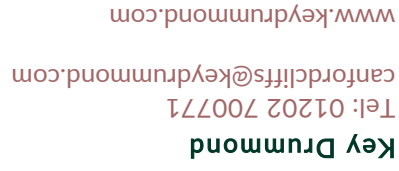
Canford Cliffs village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The apartment is adjacent to a pathway leading to Flaghead Chine with its sandy beaches. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yachts clubs as well as a whole host of water sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

Information

Percorso boasts 13 stunningly appointed apartments across four floors with incredible views across Canford Cliffs to the coast. For added security and exclusivity the apartments all have dedicated, highly secure underground parking spaces as well as a cycle store. The apartments range from 833 sq.ft. up to an impressive 2,056 sq.ft. for the penthouse apartment and offer luxurious living for the discerning owner.

All prices and floorplans are within the brochure below.





This floor plan shows a 3-bedroom house with a lounge, kitchen, and utility room. The layout includes:

- Bedroom 1:** Located at the front left, featuring a double bed, a chest of drawers, and a built-in wardrobe.
- Bedroom 2:** Located at the back left, featuring a double bed, a chest of drawers, and a built-in wardrobe.
- Bedroom 3:** Located at the front right, featuring a single bed, a chest of drawers, and a built-in wardrobe.
- Lounge:** A large central area with a sofa, a coffee table, and a fireplace.
- Kitchen:** Located at the back right, featuring a double oven, a sink, and a built-in refrigerator.
- Utility Room:** Located at the back right, adjacent to the kitchen, featuring a washing machine and a sink.
- Bathroom:** Located at the back left, featuring a bathtub, a toilet, and a sink.
- Ensuite:** Located at the front right, adjacent to Bedroom 3, featuring a bathtub, a toilet, and a sink.

Please note: All room dimensions are approximate and are measured from the inner edges of the walls. Final design of properties may vary from those illustrated due to ongoing property development and refinements.

Energy Efficiency Rating	
	Very energy efficient - lower running costs A (91-100)
	B (81-90)
	C (61-80)
	D (51-60)
	E (41-50)
	F (31-40)
	G (21-30) <i>No energy related - higher running costs</i>
	England & Wales 2002/EU Directive
Client:	
Measured:	

Environmental Impact (CO ₂) Rating	
Country	Member

Very environmentally friendly - lower CO₂ emissions

Very environmentally unfriendly - higher CO₂ emissions

0 20 40 60 80 100

A B C D E F G

All room dimensions given above are approximate measurements. These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not warranted and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.