



Flat 5 The Halyards, 8 Flaghead Road, Canford Cliffs, Poole BH13 7AU
£600,000 Share of Freehold





A BEAUTIFULLY PRESENTED FIRST FLOOR apartment, having been constructed in recent years. The apartment is positioned between Canford Cliffs Village and the popular 'Blue Flag' awarded beaches fronting onto Poole Bay. This apartment would make an ideal main or second home.

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- UNDERGROUND PARKING
- NO FORWARD CHAIN
- HEART OF CANFORD CLIFFS
- IDEAL LOCK UP AND LEAVE
- WELL PRESENTED THROUGHOUT
- WALKING DISTANCE TO THE BEACH

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 world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht 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.

Property Comprises

A beautifully presented 2 double bedroom 1st floor apartment situated in the heart of Canford Cliffs village being close to the beach and the village shops. The apartment boasts excellent accommodation throughout with a light bright and spacious lounge dining room, fully fitted kitchen with integral appliances and water softener. The master bedroom is equipped with fitted wardrobes and a luxury en-suite shower room, there is a further luxury family bathroom. The apartment also benefits from underground parking and storage cupboard ideal for housing bikes etc.



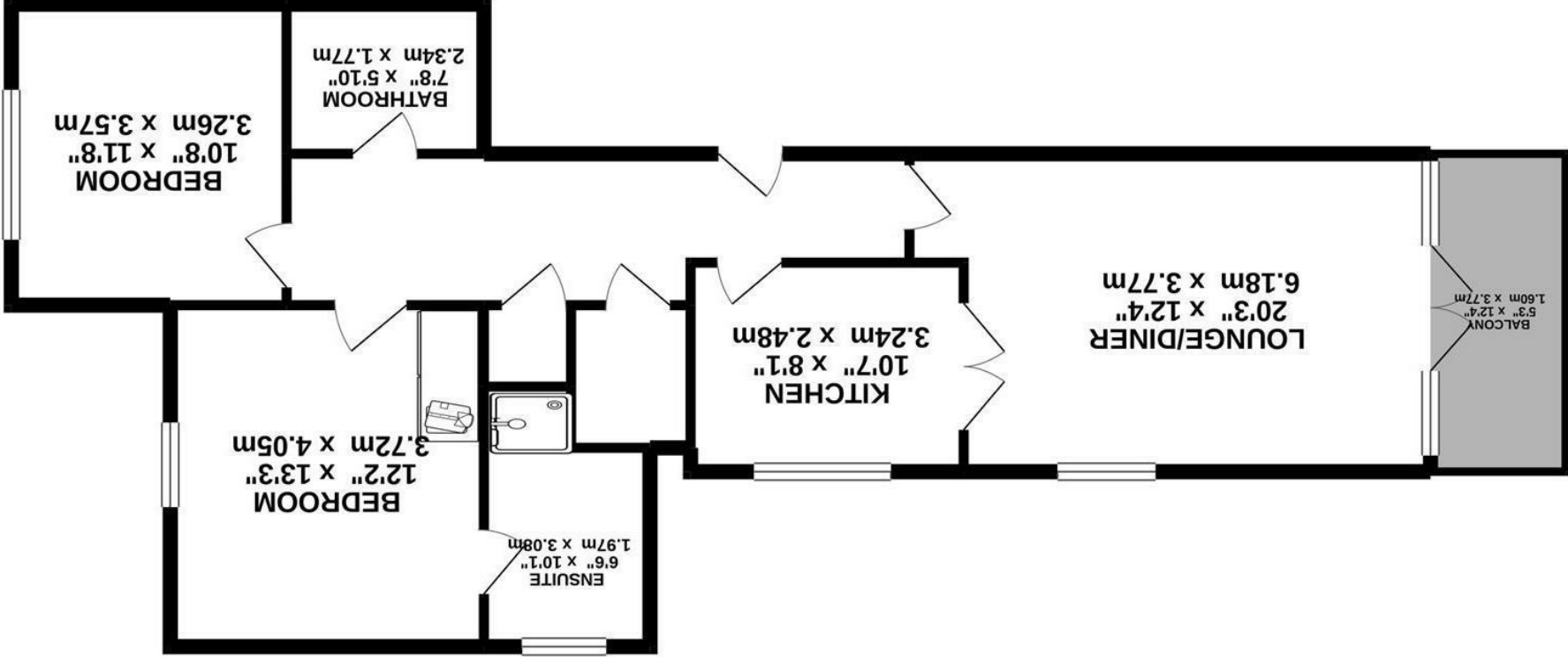
- Electric entrance gates
- Video entry system
- Lift to all floors including the garage area
- South facing balcony
- Superb fully equipped kitchen
- Fitted wardrobes to Master Bedroom
- Luxuriously appointed fully tiled bathrooms
- UPVC double glazed windows
- Zoned underfloor gas central heating
- Pressurised water system
- Individual lock up store (6'7 x 3'5) with power and light at lower ground floor level
- Secure underground parking space

Service Charge: £4,250 Per Annum
 Ground Rent: Peppercorn
 Share of Freehold



FIRST FLOOR

874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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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:
• 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.

Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Not environmentally friendly - higher CO2 emissions	100-150
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