



Flat 4 Killock, 7 Martello Park, Canford Cliffs, Poole BH13 7BA
£895,000 Share of Freehold





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

Killock is a purpose built block of six apartments and a Penthouse, located in Martello Park, a quiet cul de sac. It is situated in substantial well maintained private grounds and is a short walk from Canford Cliffs Village, the library and beach. A generously proportioned first floor apartment extending to approximately 2454 sq ft, and feature a large double garage and parking.

The accommodation is arranged around a large 19' x 18' entrance hall and includes an impressive 23ft living room with access to a south facing balcony and adjoining sun lounge, creating excellent reception space for both everyday living and entertaining. There is a separate dining room with bi folding doors to the sun lounge and a large kitchen, which has been modernised in recent years, having built in appliances, excellent range of cupboards and drawers with granite worktops and breakfast bar.

The property provides three well proportioned bedrooms, including a substantial principal suite with dressing room and en-suite, alongside a family bathroom and separate WC, all of which have been modernised. There is also gas fired central heating to all rooms.

Offered with spacious, well-balanced accommodation, the flat represents an ideal opportunity for those seeking a sizeable coastal apartment within walking distance of local amenities and the beachfront. There is also a private pathway leading to Canford Cliffs Village.

Tenure: Share of Freehold in management co with 999 year lease from 2006

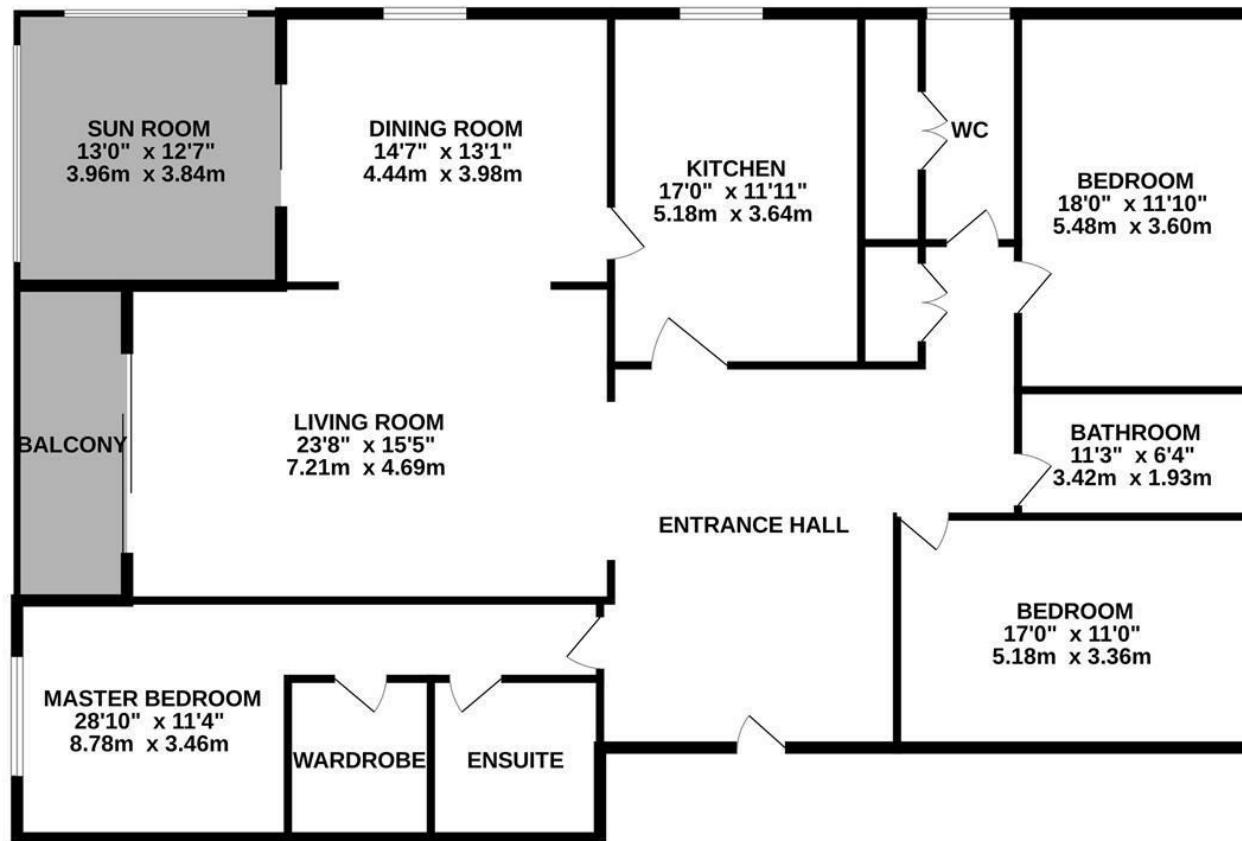
Maintenance Charge: approximately £4,000 PA

Council Tax Band G £3775 per annum



GROUND FLOOR

2454 sq.ft. (228.0 sq.m.) approx.



TOTAL FLOOR AREA : 2454sq.ft. (228.0 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:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		