



*Price Guide £1,195,000*

The Penhouse, 4 Burnage Court, Martello Park, Poole, Dorset, BH13 7BA







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## Burnage Court, Martello Park, Poole, Dorset, BH13 7BA

A bright and spacious penthouse apartment situated in a small block of only four apartments. The property boasts three double bedrooms, panoramic sea views and is only a short walk from Canford Cliffs Village.

- PANORAMIC VIEWS OF OLD HARRY'S ROCKS AND ISLE OF WIGHT
- PRIVATE PATHWAY TO THE BEACH
- DOUBLE GARAGE
- ROOF TERRACE
- CLOSE TO CANFORD CLIFFS VILLAGE
- SMALL DEVELOPMENT OF ONLY FOUR APARTMENTS

Local Authority BCP, Tax Band G, Tenure: 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*

Located on the clifftop and having spectacular views across Poole bay and over to the Purbecks and Old Harry Rocks, this spacious Penthouse apartment offers well planned accommodation, a large sun terrace, 3 bedrooms, 2 bathrooms and a double garage.

The apartment is located in a quiet cul-de-sac location within metres of Canford Cliffs Village. The apartment is perfectly positioned to take advantage of the areas finest beaches of Branksome Chine and Canford Cliffs and also benefits from a private pathway providing direct access to the award winning beaches below.

Arranged over nearly 1600 SQ.FT, this Penthouse apartment is located on the fourth level, it boasts charming views from the principal rooms and is very well presented having been the subject of total refurbishment in 2012. It is neutrally decorated throughout providing an ideal blank canvas











for a new buyer, and is flooded with natural light due to the large double glazed windows - unobstructed outlook over the communal gardens and across the bay from the Isle of Wight to Old Harry Rocks and the Purbeck Hills beyond.

Featuring a large roof terrace to take full advantage of the panoramic views this Penthouse must be viewed and offers a fantastic opportunity. Approached via stairs or lift for ease of access, the apartment front door leads to a spacious reception hall with built in cupboard space. Double doors lead to an impressive sitting/dining room with magnificent sea views and sliding patio doors onto an extensive sun terrace fitted with electric sun blinds. The well-appointed fitted kitchen/breakfast room has integral appliances and ample eye and base level units. The main bedroom, which also enjoys sea views also benefits from a sliding patio door leading out onto the roof terrace, along with built in wardrobes and a large en suite shower room . There are two further double bedrooms, family shower room and a separate WC.



Share of freehold

Maintenance approximately £4,000 P/A

Council tax band G



Approximate Area = 144.3 sq m / 1553 sq ft  
Garage = 29.7 sq m / 320 sq ft  
Total = 174 sq m / 1873 sq ft  
Including Limited Use Area (0.9 sq m / 10 sq ft)  
For identification only. Not to scale.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



