



£1,200,000

3 Martello Towers Ravine Road, Canford Cliffs, Poole, BH13 7HX


EST. 1977
KEY DRUMMOND
ESTATE AGENTS



3 Martello Towers

Ravine Road, Canford Cliffs, Poole, BH13 7HX

A stunning clifftop apartment situated in the heart of Canford Cliffs Village. The property boasts three double bedrooms, a double garage and sea views and Private pathway to beach

- SPACIOUS GROUND FLOOR APARTMENT
- THREE DOUBLE BEDROOMS
- CLIFFTOP LOCATION WITH SEA VIEWS AND PRIVATE CLIFF PATH TO BEACH
- LARGE DOUBLE GARAGE WITH LOFT SPACE
- NO FORWARD CHAIN
- WELL PRESENTED THROUGHOUT
- OPEN PLAN LOUNGE/DINING/SUNROOM
- UTILITY ROOM
- SECLUDED LOCATION
- SET IN GROUNDS OF 1.4 ACRES



Local Authority BCP, Tax Band F, 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

This beautifully presented coastal apartment offers generous single level accommodation extending to approx. 2,038 sq ft plus 533 sq ft of garage space and is situated in a secluded position approached via a private driveway and set in 1.45 acres. The property boasts three double bedrooms, a spacious open plan lounge/dining area leading to a garden/sun room with impressive sea views over Poole Bay.

The property is approached via an internal communal lobby, then though double doors to its own inner entrance lobby with utility room off, this flows into the hallway with a cloakroom off and then leads into the spacious open plan lounge/dining area, the kitchen and the hallway to the 3 double bedrooms.

The spacious open plan lounge/dining area leads into the garden/sun room with large opening picture windows giving spectacular southerly views over the gardens and Poole Bay and is flooded with natural light, it also has the benefit of underfloor heating. There are also patio doors giving access to the landscaped communal gardens. Remote electric curtain rails are fitted to the lounge and dining room windows.

The light and airy kitchen recently refurbished by Kitchen Elegance with Leicht units, features Neff integrated appliances including fridge, freezer, dish washer, double







oven/microwave, induction hob, extractor fan, Quooker boiling water tap, Corian worktops and space for a breakfast table.

The Inner hallway leads to the 3 double bedrooms, family bathroom and cloaks cupboard. The impressive master bedroom suite features fitted wardrobes, remote electric curtain rails, a fully tiled luxury en-suite shower room fitted with rain shower, heated towel rail and under floor heating, the dressing area leads to patio doors giving access to the gardens. The spacious guest double bedroom also features fitted wardrobes. The third double bedroom has fitted furniture that can be used as a dressing table or as a home office. The family bathroom is fully tiled with a walk-in shower and under floor heating and a heated towel rail. There is also the use of an additional communal storage cupboard on an upper floor.

The gardens to the rear are mainly laid to lawn with various planted areas and features a terrace area with sea views spanning from Old Harry Rocks to Hengistbury Head, this then leads to a private gated cliff path to the promenade and award-winning beaches.

The larger than average Double Garage (533 sq ft) features an electric roller shutter door, side pedestrian door, EV charging facility (subject to connection) mains points, lighting and a folding ladder giving access to the boarded loft area. There is also ample parking for visitors.

SERVICES

Council Tax Band F

Service Charge; £6,041.66 pa

Includes Water Rates, Building Insurance, Lift & Garden Maintenance, Cleaning of Communal Area's and contribution towards a sinking fund for future maintenance.

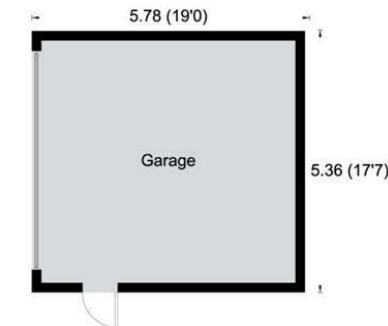
Approximate Floor Area = 189.3 sq m / 2038 sq ft

Garage = 27.8 sq m / 299 sq ft

Total = 217.1 sq m / 2336 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. fourwalls-group.com #98103

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



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