



Penthouse Chetwynd

170 Canford Cliffs Road, Canford Cliffs, Poole, BH13 7ES



LUXURY &
PRESTIGE
Exclusive Properties

£1,975,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:



PENTHOUSE CHETWYND

CANFORD CLIFFS

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Please click on the image above to view our short video introduction to this property.

Interactive 3D Tour

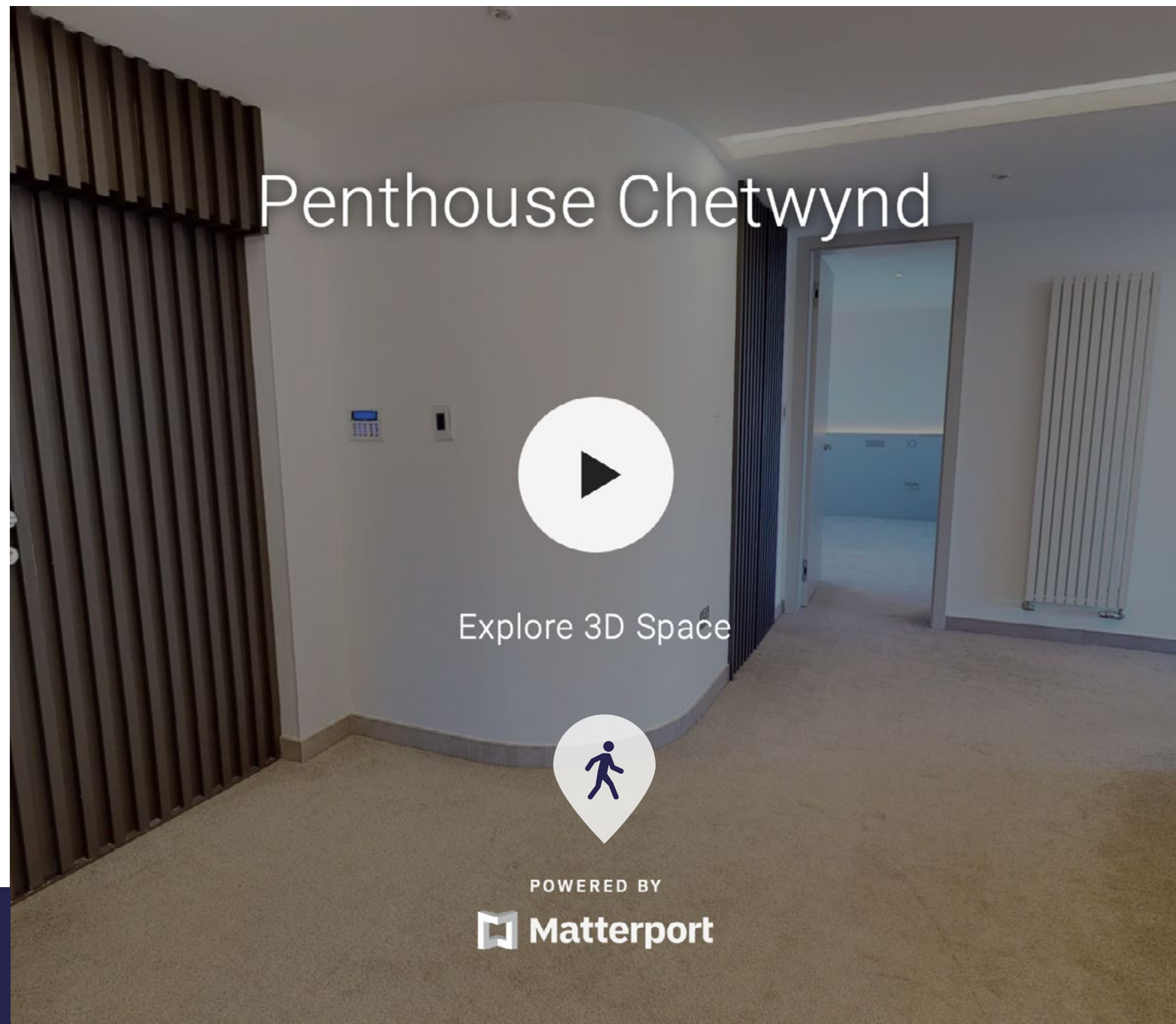
Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

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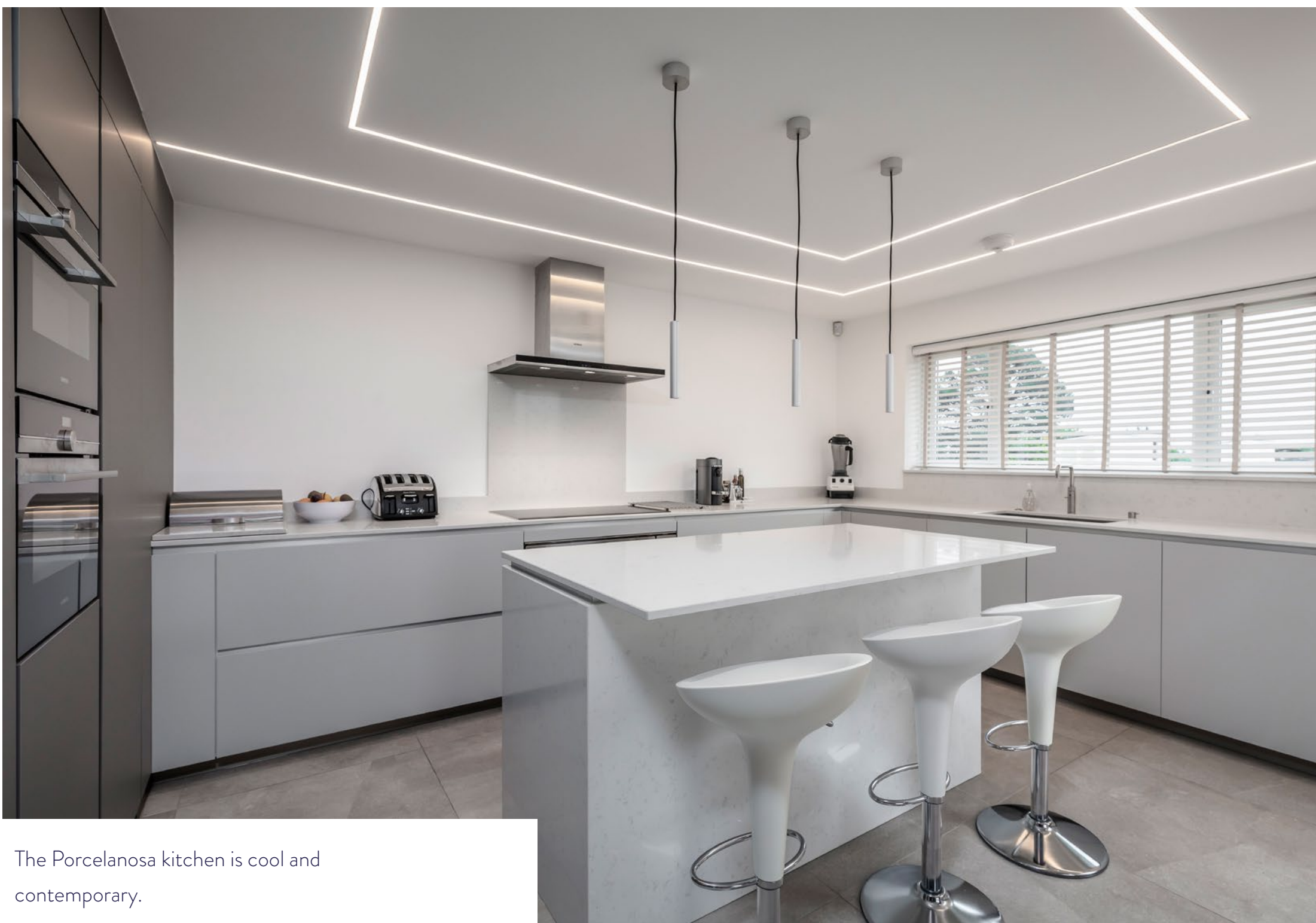


Please click on the image above to view our interactive 3D tour of this property.

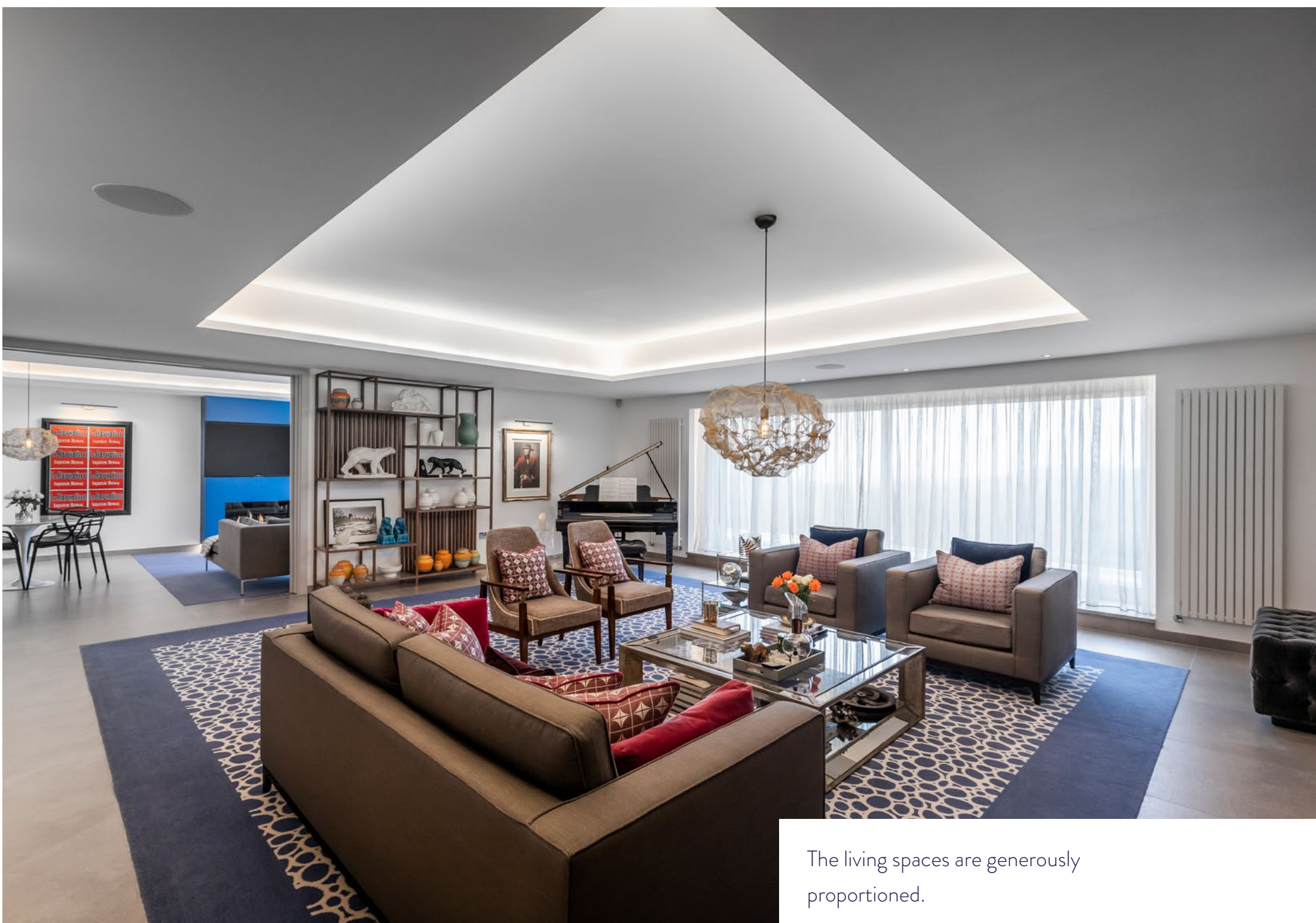




Poole Harbour and Parkstone Golf Course are on the horizon.



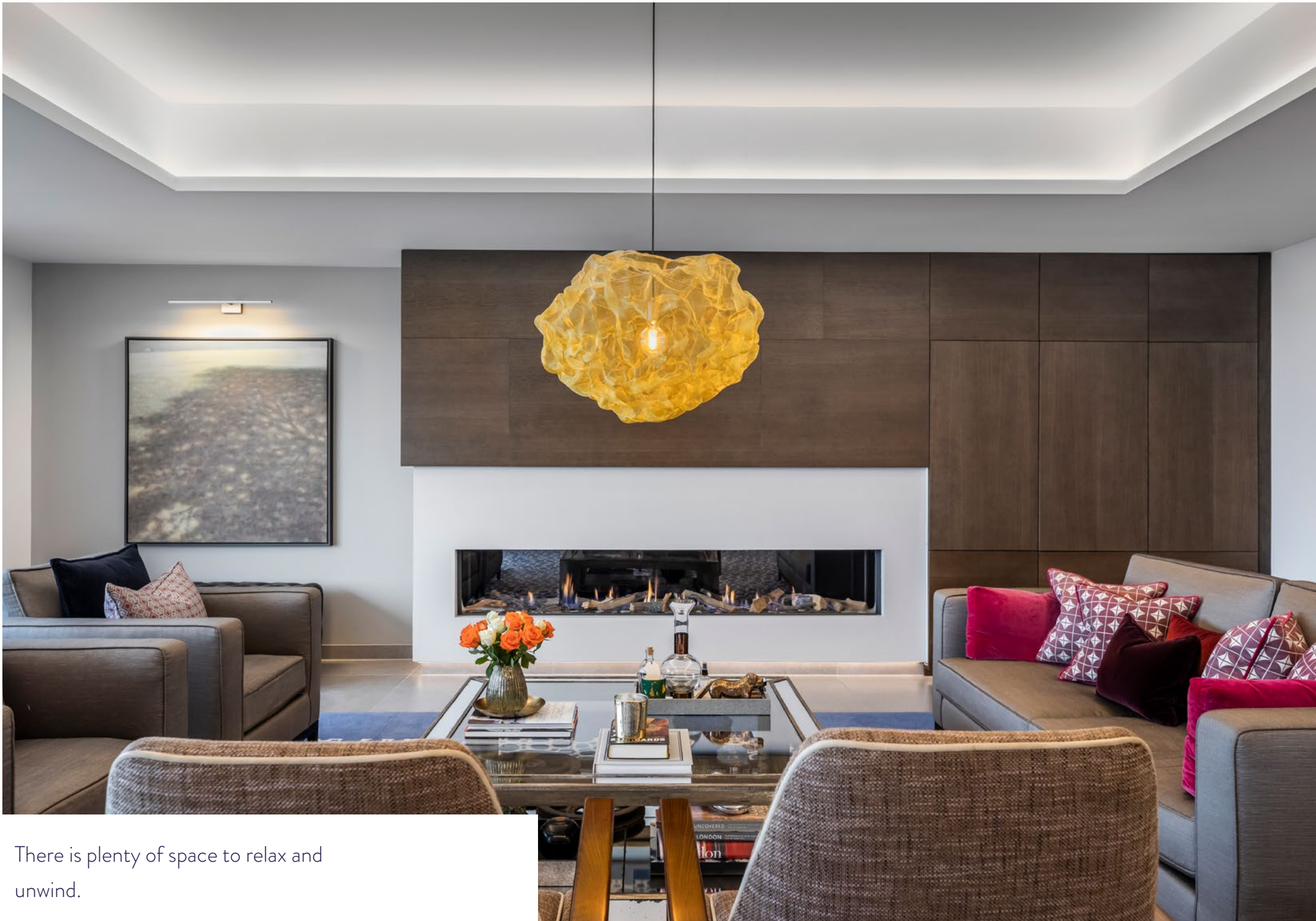
The Porcelanosa kitchen is cool and contemporary.



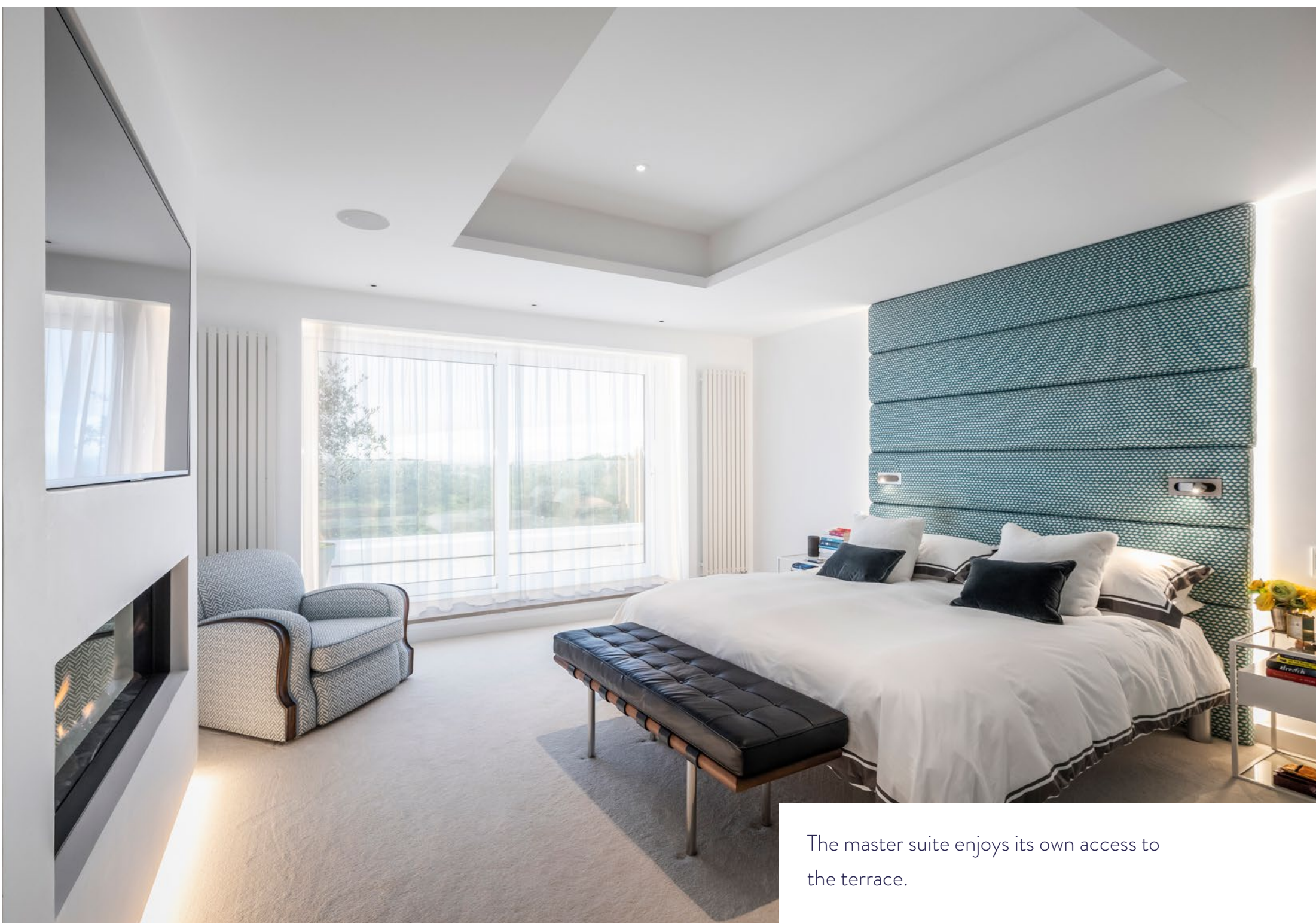
The living spaces are generously proportioned.



It exudes style and sophistication in every detail.



There is plenty of space to relax and unwind.



The master suite enjoys its own access to the terrace.



There are three bedrooms and three bathrooms plus a fully fitted home office.



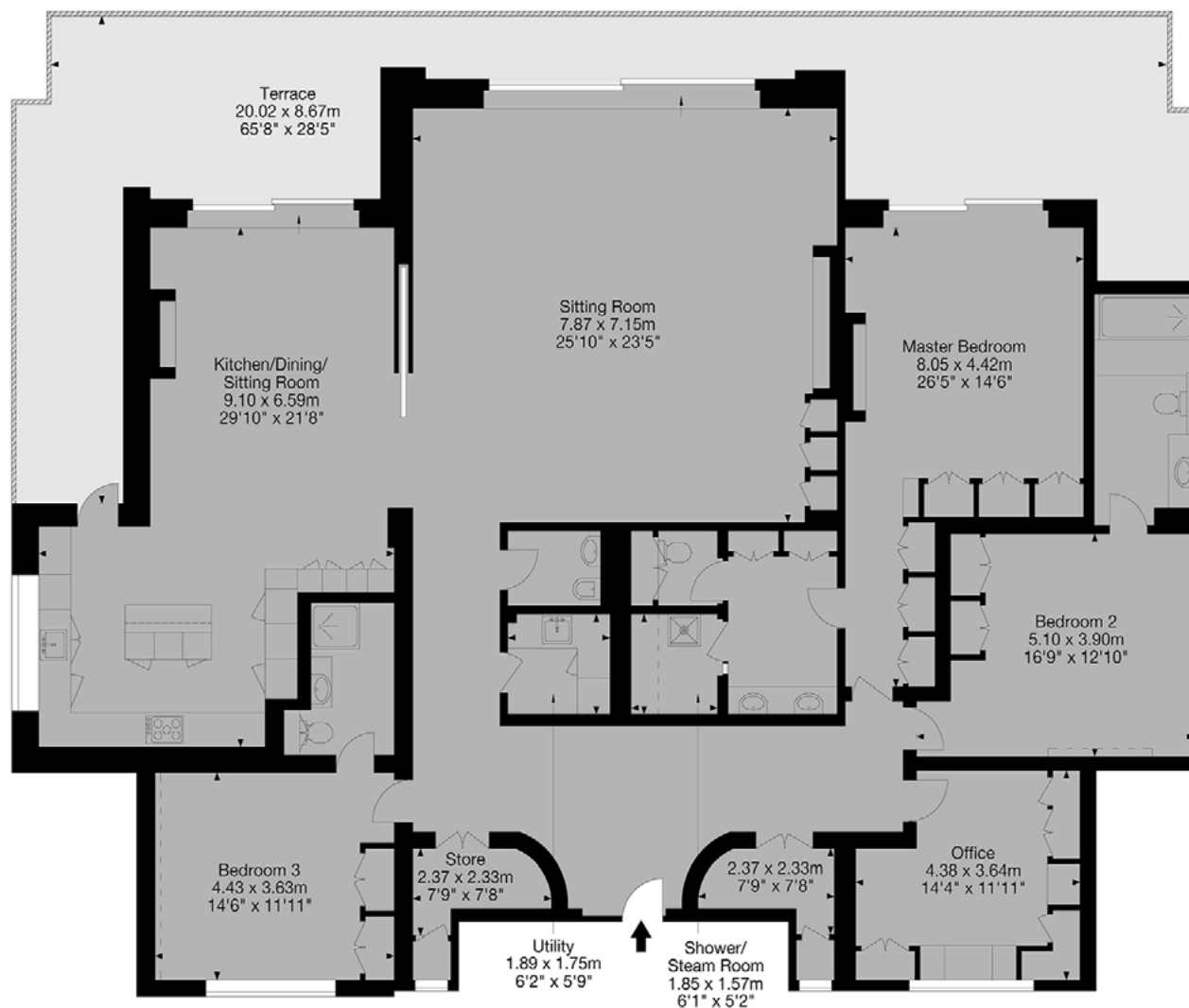
The layout is as flexible as it is stylish.



The West facing terrace is the perfect place to soak up the sun.



Apartment 9 Chetwynd, 170 Canford Cliffs Road, Canford Cliffs, Poole, BH13 7ES



Approx. Gross Internal Area
2807 Sq Ft - 261 Sq M

The Colour Tree Ltd, 2020. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Summary

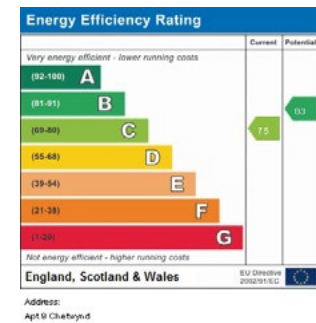
Chetwynd is an imposing block of luxury apartments that sits at one end of Canford Cliffs Village with easy access to local amenities including a variety of shops and restaurants, as well as the golden Blue Flag beaches that the area is famous for.

The stunning penthouse is simply palatial and spans the entire top floor. It extends to 2,807 square feet plus a huge roof terrace. It has been completely refurbished and redesigned by the current owners to an exceptional standard and luxuries include a Control4 system for both lighting and AV with ceiling speakers, underfloor heating to kitchen and bathrooms, Element4 gas fires, full mesh internet network and monitored alarm to name a few. The Porcelanosa kitchen includes 2 wine fridges, fridge, freezer, 90cm hob, steam oven, microwave, 90cm oven, insinkerator and Quooker hot tap. It flows seamlessly to the dining space which in turn opens out onto to the West facing terrace via sliding patio doors. The lounge and master bedroom also benefit from floor to ceiling sliding doors in order to maximise the amazing views. The master suite is exquisite with built in wardrobes, headboard with feature lighting and a large en suite bathroom incorporating a steam room. There are three bedroom suites plus a large fully fitted home office which could easily be used as a fourth bedroom. There are two spaces in the secure underground car park. Penthouses of this size and of this standard are extremely rare, especially when coupled with amazing panoramic views of both the Golf Course and harbour. An opportunity not to be missed!

- Stunning penthouse apartment
- Far reaching views
- Extends to 2,807 square feet
- Three/four bedroom suites
- Semi open plan living space
- Fully refurbished to exceptional standard
- Large West facing terrace
- Fully fitted home office
- Beautiful master suite with steam room
- Control4 lighting and AV system

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|----------------------|--|
| Guide Price: | £1,975,000 |
| Tenure: | Leasehold & Share of freehold |
| Lease Length: | 199 years from 01/01/2008 |
| Stamp Duty: | Main Home £148,250* Additional Home £207,500* (*based on guide price) |
| Maintenance: | £TBC Ground rent currently: £TBC ** Ground rents can increase over time and advice should awlay be sought by your solicior before ex change of contracts |
| Council Tax: | Band G (2023/2024 £3,413.73) |

EPC:



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Get in touch

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Poole, BH13 7LP.
We would love to see you
for a cup of tea or coffee.

By phone: 01202 007373

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Property ref: 0767



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.