



Apartment 3 Harbour View

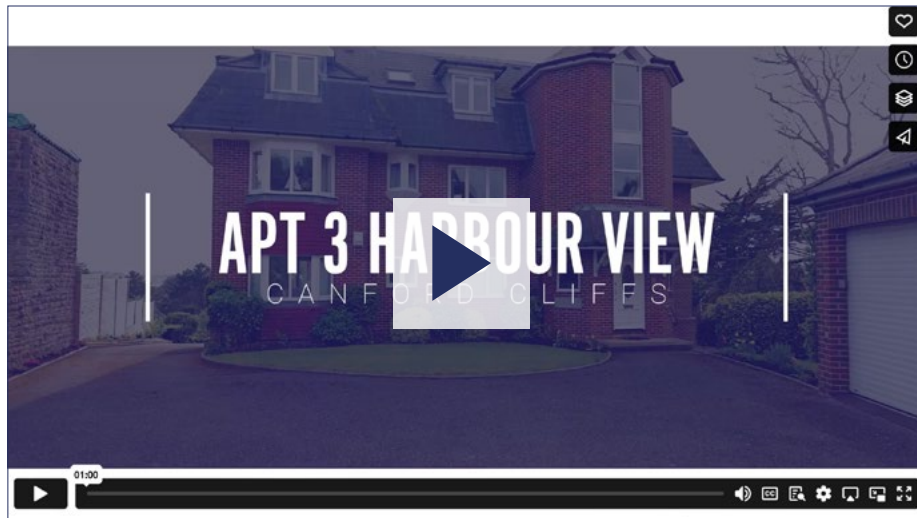
28 Nairn Road, Canford Cliffs, Poole, Dorset, BH13 7NH



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PRESTIGE
Exclusive Properties

Can't wait to view in person?

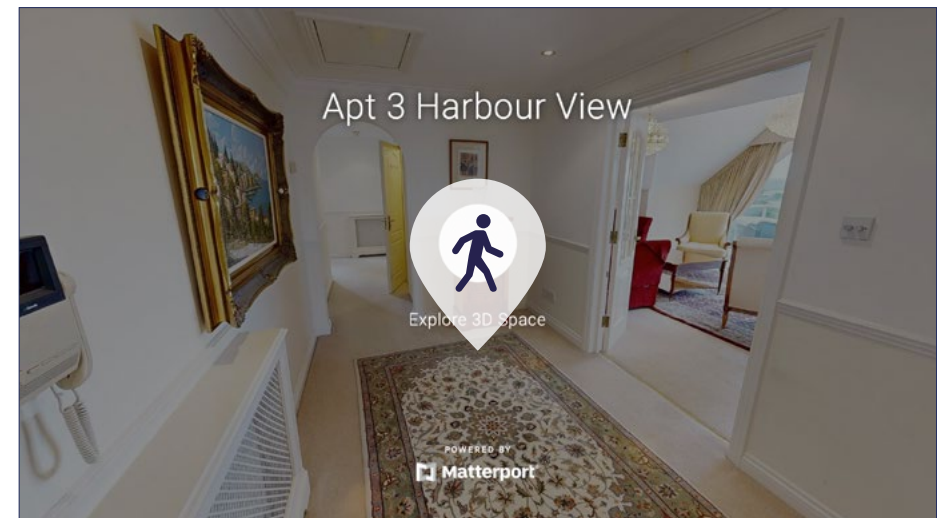
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

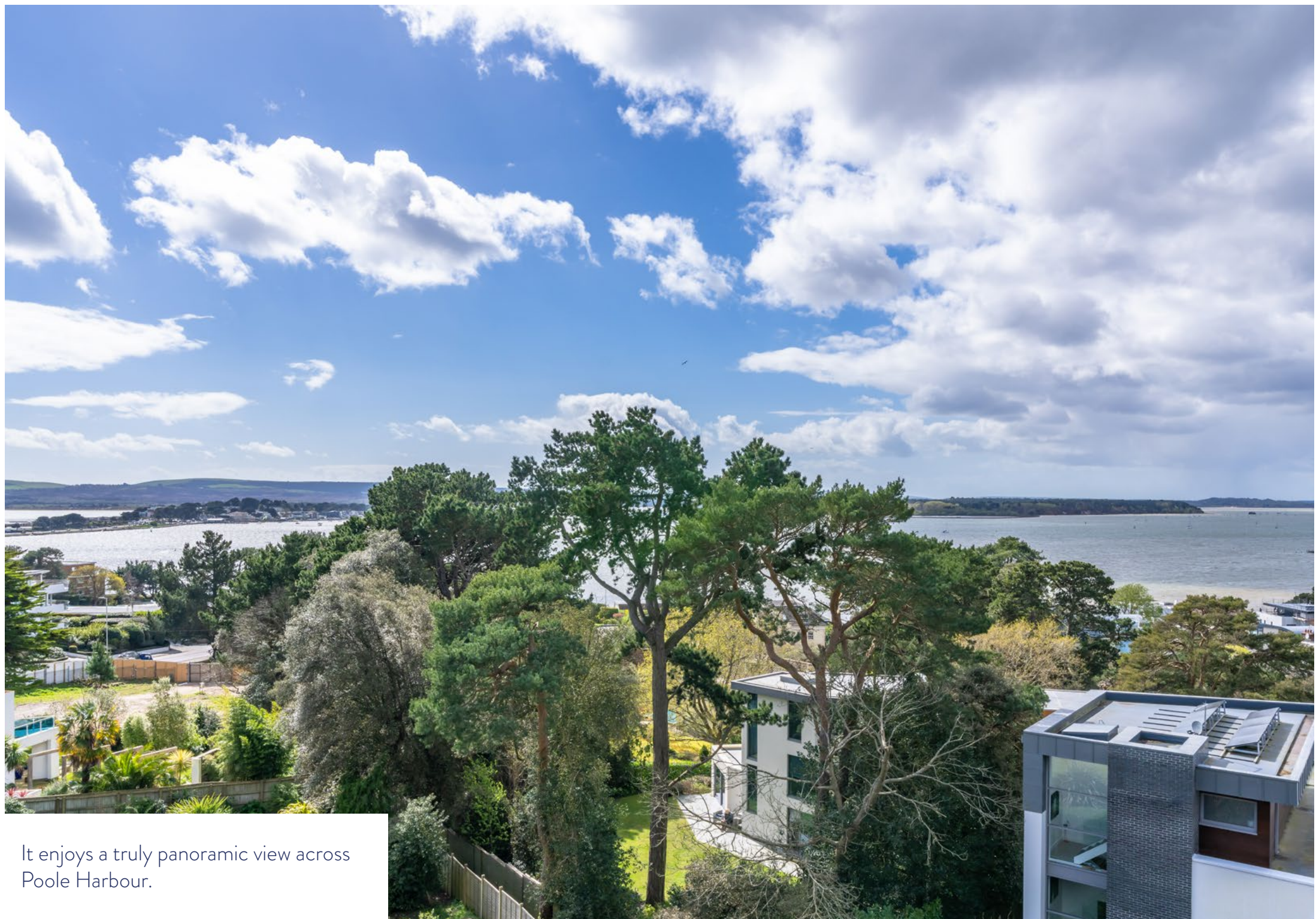
vimeo



Simply click on the thumbnail above 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.

Matterport™



It enjoys a truly panoramic view across Poole Harbour.



The living spaces are light and bright and open onto the balcony.



There is a semi open plan living / dining room and a separate kitchen.



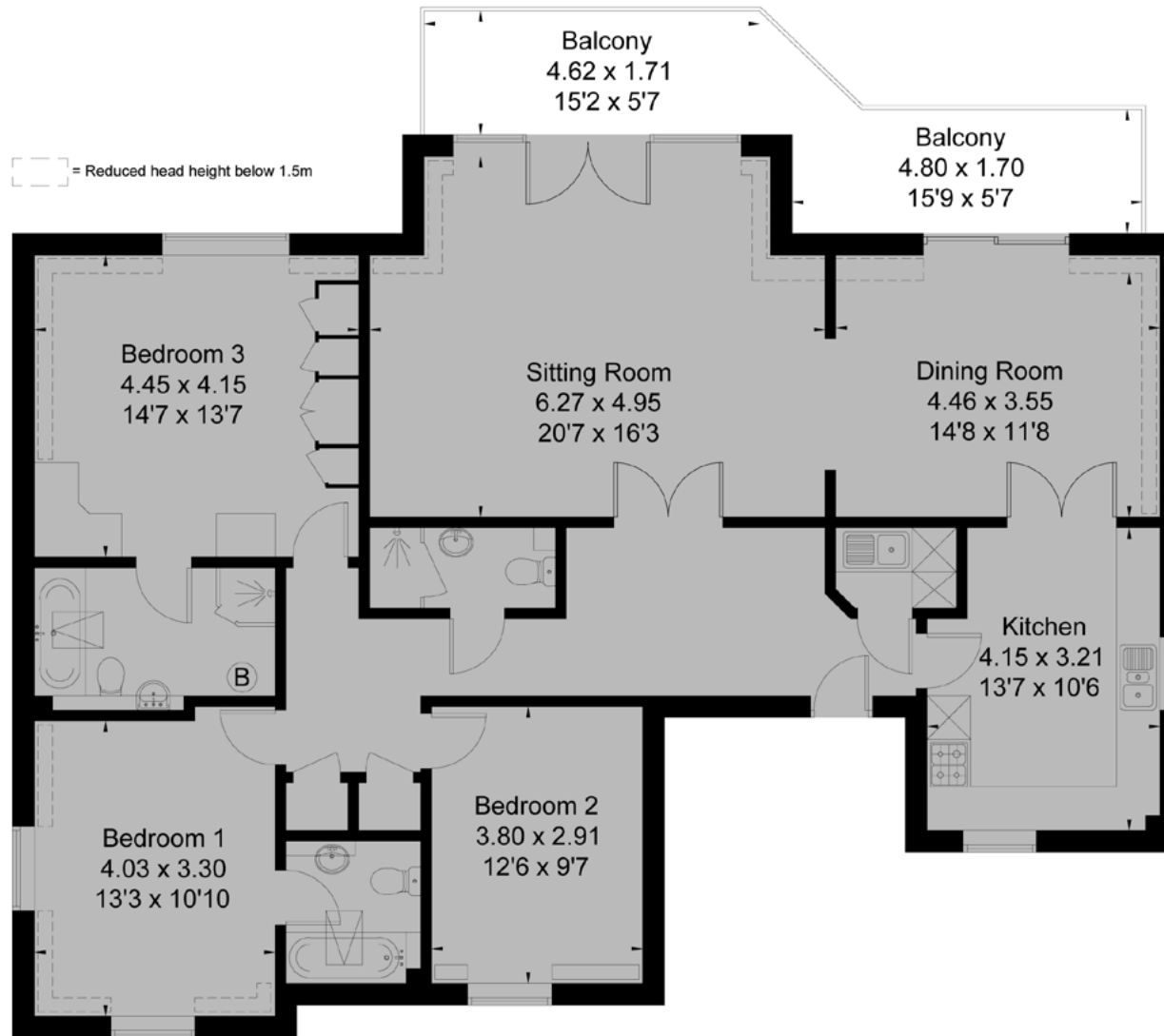
There are three bedrooms and three bathrooms.



Sandbanks with its golden sandy beaches are just a short distance away.

FLAT 3 HARBOUR VIEW, CANFORD CLIFFS, 28 NAIRN ROAD POOLE BH13 7NH

Approximate Floor Area = 142.1 sq m / 1529 sq ft



Third Floor



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 #69038

Summary

Harbour View is an exclusive block of just three apartments that sits at the crest of Nairn Road in Canford Cliffs. This position is especially unique as the amenities of Canford Cliffs Village are accessed by a short level walk in one direction, whilst the glistening shores of Poole Harbour are only a gentle stroll away in the other, accessed via a pathway through to Brudenell Avenue.

Apartment 3 occupies the entire top floor and extends to 1,529 square feet. There is a spacious semi-open plan living / dining room, a separate kitchen, three generous bedrooms and three bathrooms. The main living space opens out onto an incredible balcony through two sets of doors where the panoramic views across Poole Harbour towards Sandbanks and the Purbeck Hills beyond create a stunning backdrop.

The location is ideal as it enjoys the amazing view but is tucked away from the hustle and bustle of the harbour itself. It comes with parking for two cars on the lower floor as well as storage space making it an ideal main or second home. It is presented in good order but could benefit from cosmetic upgrades so would suit anyone looking to put their own stamp on a magnificent home.

- Top floor apartment
- Three bedrooms, three bathrooms
- Extends to 1,529 square feet
- Stunning panoramic harbour views
- Highly sought after location
- Quiet and pretty street scene
- Parking for two cars plus storage
- Great balcony
- Close to Canford Cliffs Village
- Short walk to beaches

Details

Guide Price: £1,195,000

Tenure: Leasehold & Share of Freehold

Lease Length: 999 years from 25/03/1996

Maintenance: TBA

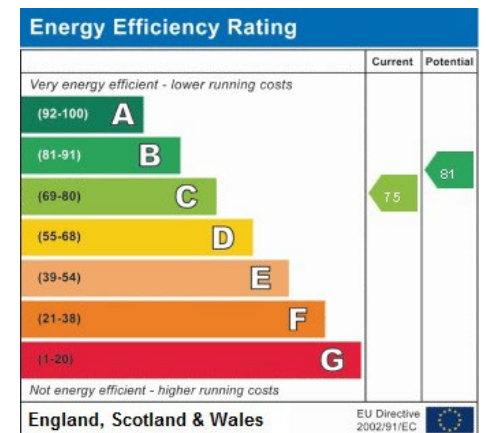
Ground Rent: TBA*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £60,750**
Additional Home £96,600**
** based on guide price

Council Tax: Band H
2024/2025 £4,295.50pa

EPC:



Address:
Apt 3 Harbour View



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Property Ref: 0948



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.