

Luxury+Prestige

COMO

39 BRUDENELL AVENUE, CANFORD CLIFFS, POOLE, BH13 7NW

ORTA

COMO

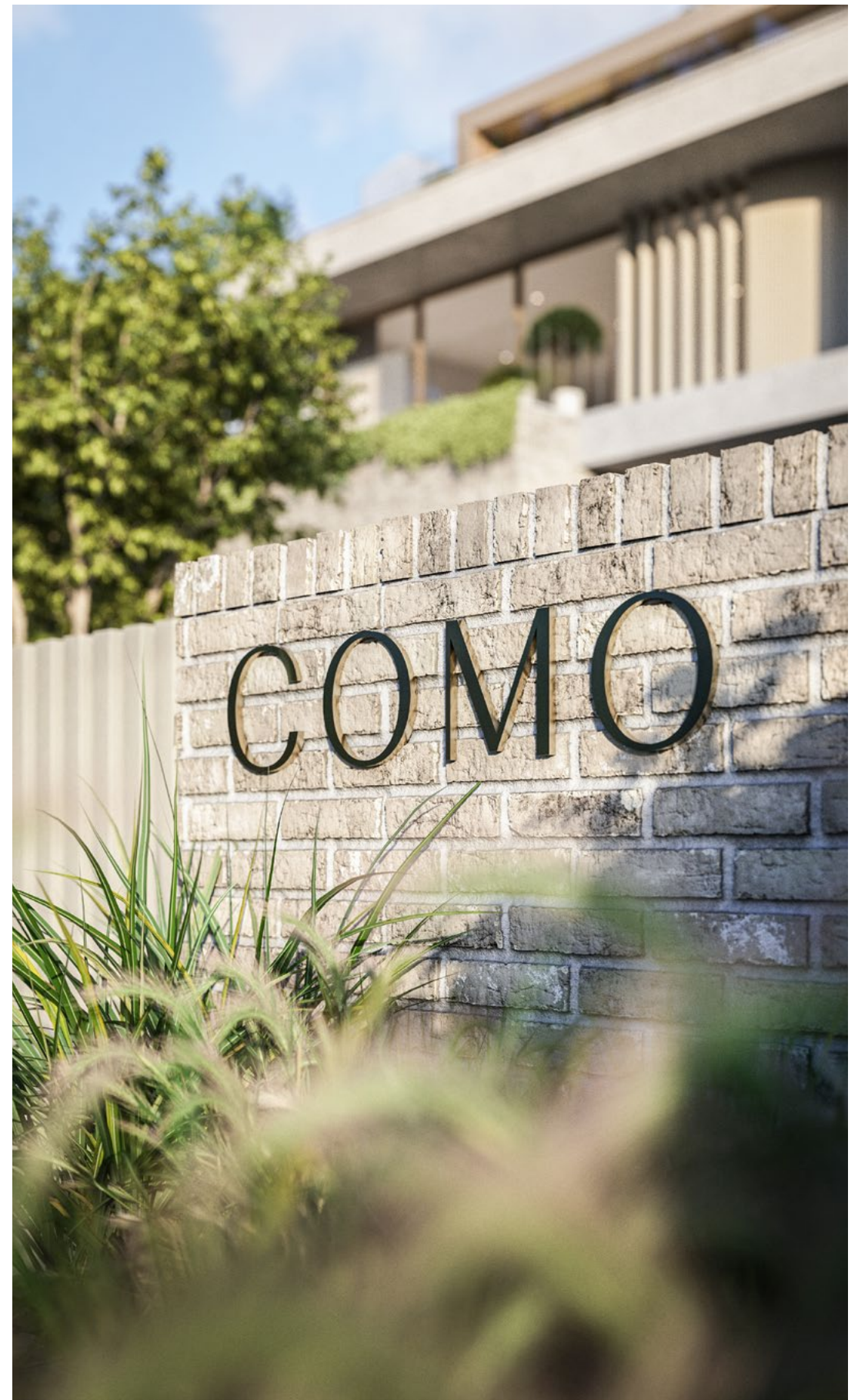




ORTA

COMO









Previous Project  
Salterns Way, Lilliput







Previous Project  
Ravine Road, Canford Cliffs





# TAKE A STEP INSIDE



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

*vimeo*

# Floorplan

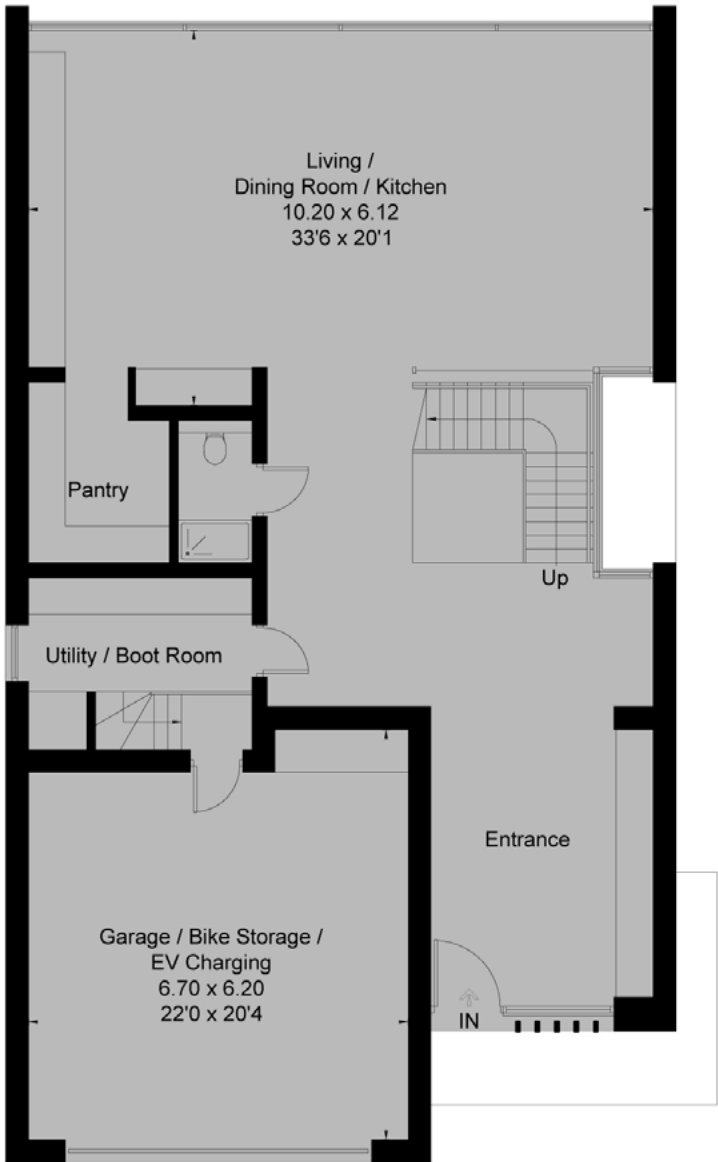
Como, 39 Brudenell Avenue,  
Canford Cliffs, Poole, BH13 7NW

GROSS INTERNAL AREA

House: 4,682 sq. ft / 435 m²

Overall Total: 4,682 sq. ft / 435 m²

Sizes and dimensions are approximate, actual may vary.



Ground Floor



First Floor



Second Floor

Drawn for illustration and identification purposes only by @fourwalls-group.com #77303

# Summary

Potentially the last chance to purchase a house on this site as the sellers is seeking PP for a luxury apartment block in 2025.

This is an opportunity to get involved at the early stages of the latest project by locally renowned Cullen Homes. They have built some of the most sought after contemporary homes in the area in recent years and this project will be no different with a beautiful design and specification to match. Currently at the planning stage, the proposal is for two detached contemporary homes.

Each house extends to circa 4,400 square feet of luxury accommodation including four bedrooms, four bathrooms, open plan living space, a study and a spectacular top floor entertaining room with harbour views. The location is a stone's throw from the shores of Poole Harbour with the beaches of Sandbanks just beyond.

There would be the potential to work with Cullen Homes to personalise the home so this is an opportunity not to be missed! Significant SDLT savings of potentially £470,000 (buyers must take independent advice on SDLT) if purchased as a clear plot & built as a self build compared with buying a finished house as a second home.

# Details

Guide Price:	£3,950,000		
Tenure:	Freehold		
Lease Length:	N/A		
Maintenance:	N/A		
Ground Rent:	N/A*		
	* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.		
Stamp Duty:	Main Home	£385,250**	
	Additional Home	£582,750**	
	** based on guide price, correct as at 6.11.24		
Local Authority:	BCP Council		
Council Tax:	Band H		
	2024/2025	£TBC***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		



# Key features

- + Upcoming Cullen Homes project
- + Highly sought after road
- + Striking contemporary design
- + Four bedrooms, four bathrooms
- + Extends to 4,862 square feet
- + Harbour views from top floor
- + High specification throughout
- + Short walk to promenade and beaches
- + Opportunity to personalise
- + Early purchase price support and incentives available



# Our team



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