

Luxury+Prestige



# APARTMENT 2 SAN ANTONIO

26 NAIRN ROAD, CANFORD CLIFFS, POOLE, BH13 7NH







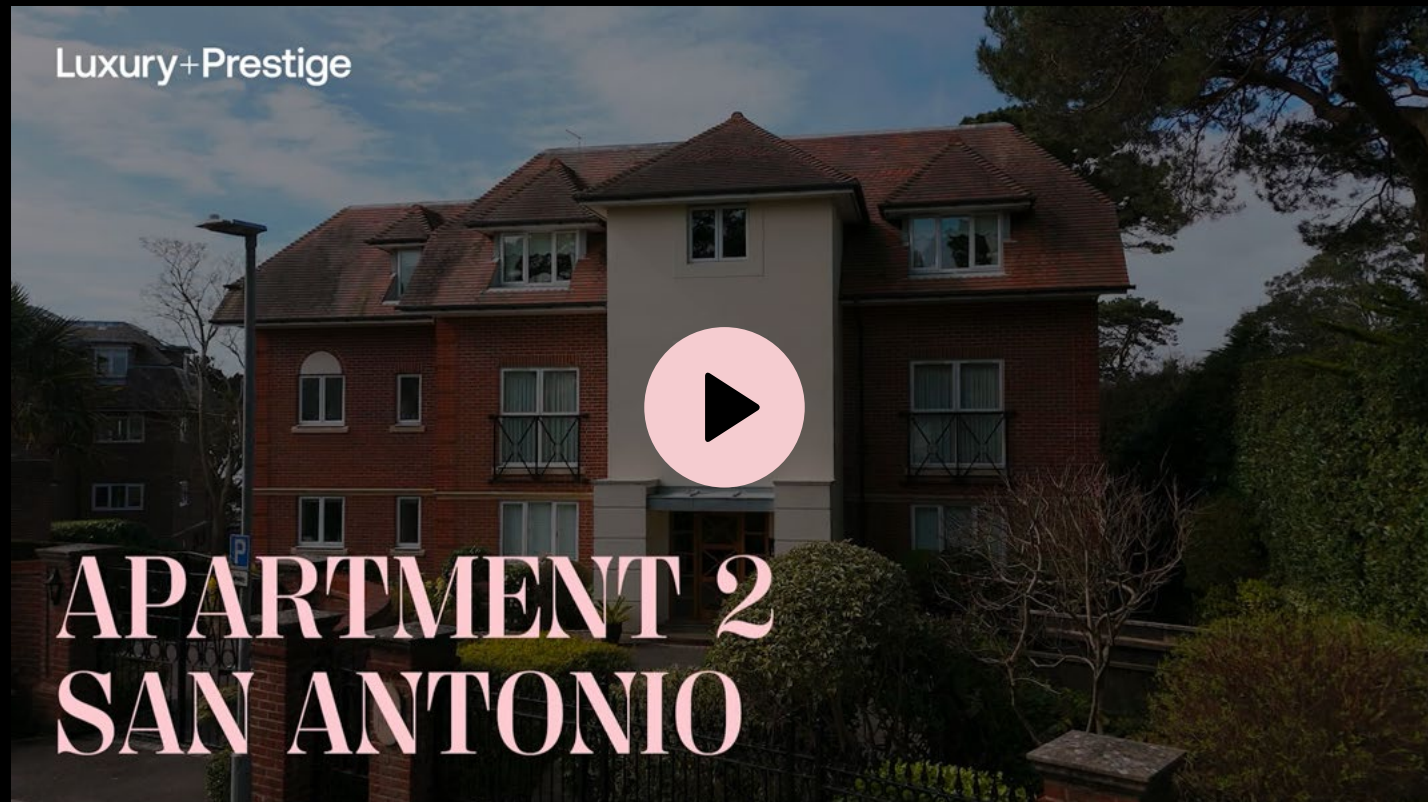








# TAKE A STEP INSIDE



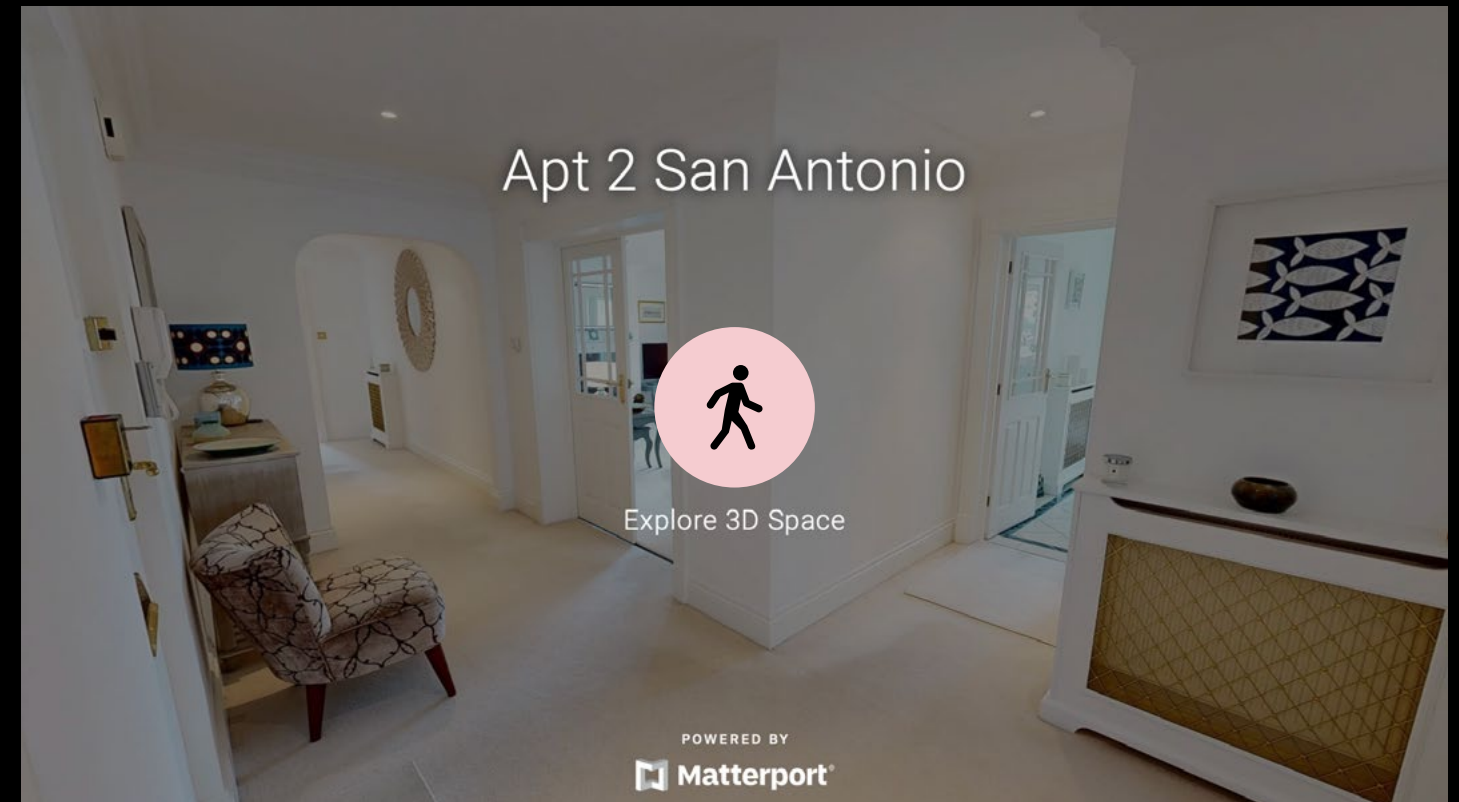
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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**

## 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 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™**

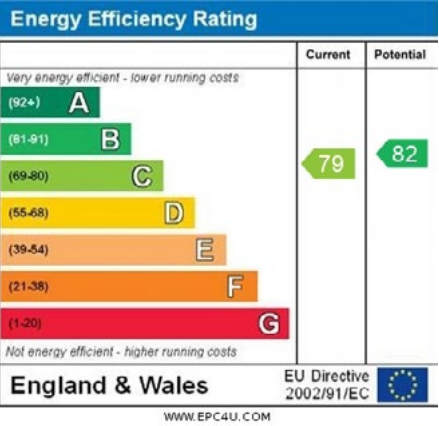
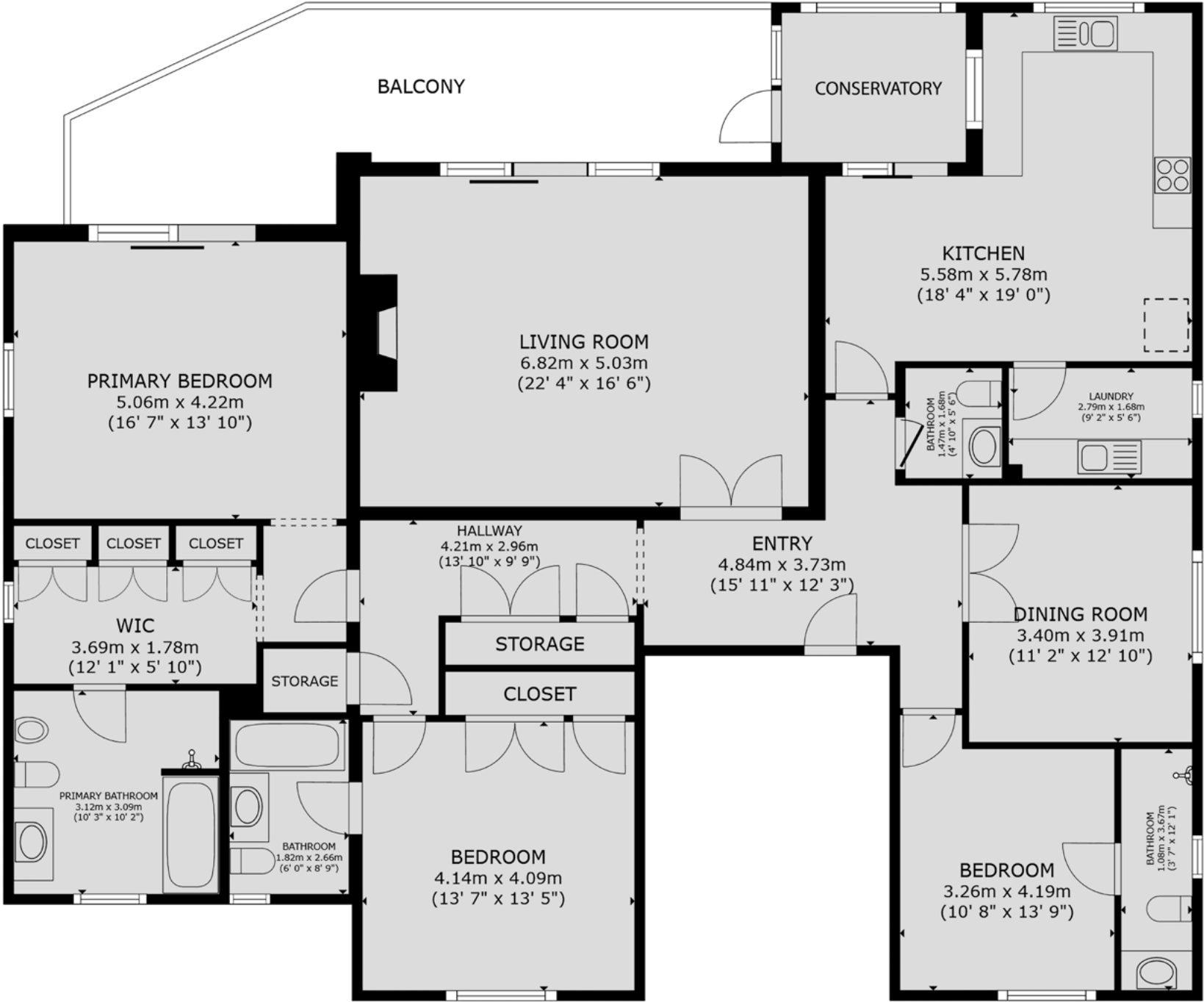
# Floorplan

Apartment 2 San Antonio, 26 Nairn Road  
Canford Cliffs, Poole, BH13 7NH

GROSS INTERNAL AREA

Apartment 2,170 sq. ft / 201 m²  
Balcony: 276 sq. ft / 26 m²

Sizes and dimensions are approximate, actual may vary.



# Summary

**This very spacious first floor apartment is one of just three in this highly exclusive development where views of the harbour can be enjoyed from the principal rooms.**

The accommodation extends to approximately 2,200 square feet incorporating three double bedrooms, each with en suite facilities - the principal bedroom has a walk through dressing room too. The sitting room is over 22' long and in addition to the formal dining room there is a kitchen diner and an enclosed sun room as well as a separate utility room and a guest cloakroom. The outside space is especially impressive with an extra large balcony from which Poole Harbour can also be viewed. Nairn Road is very much a premium location, known for its quiet street scene and its convenience for the shores of Poole Harbour which can be accessed via a nearby footpath connecting to Brudenell Avenue. Some of the areas best beaches are also a short walk away via nearby Flaghead Chine. In keeping with its sizeable accommodation the apartment benefits from two spaces in the secure underground garage as well as a demised surface space. Rare to the market, this luxury home is available with no forward chain.

# Details

Guide Price:	OIEO £1,250,000
Tenure:	Share of Freehold & Leasehold
Lease Length:	990 years from 25/06/1998
Maintenance:	TBC
Ground Rent:	Peppercorn* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home           £68,750** Additional Home   £131,250** ** based on guide price, correct as at 01.04.25
Local Authority:	BCP Council
Council Tax:	Band H 2024/2025           £4,295.50pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

# Key features

- + Small & exclusive block
- + Just one apartment per floor
- + Harbour views
- + Exceptional balcony
- + Approximately 2,200 square feet
- + 3 bedroom suites
- + Kitchen / breakfast plus separate dining
- + Parking for three cars
- + Premium location
- + No forward chain

# Our team



**Steve Isaacs**  
Director

07970 878106  
steve@luxuryandprestige.com



**David Chissell**  
Director

07795 835647  
david@luxuryandprestige.com



**Harriet Towing**  
Head of Sales

07809 908718  
harriet@luxuryandprestige.com



**Adrianna Ciereszko**  
Photographer

01202 007373  
adrianna@luxuryandprestige.com



**Ryan Horan**  
Land & New Homes

07512 196688  
ryan@luxuryandprestige.com



**Thomas Powner**  
Residential Sales

07437 491094  
tom@luxuryandprestige.com



**Asia Roberston**  
Social Media Manager

01202 007373  
asia@luxuryandprestige.com



**Valentina Morana**  
Residential Sales

07366 799790  
valentina@luxuryandprestige.com



**Joanne Bound**  
Search Agent

01202 007373  
jbound@luxuryandprestige.com

# Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
Property ref:	1057
Published:	April 2025



**Important notice**  
Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# Luxury+Prestige

[luxuryandprestige.com](http://luxuryandprestige.com)