

Luxury+Prestige

PENTHOUSE KILLOCK

7 MARTELLO PARK, CANFORD CLIFFS, POOLE, BH13 7BA















* Historic image, now requires reinstating



TAKE A STEP INSIDE



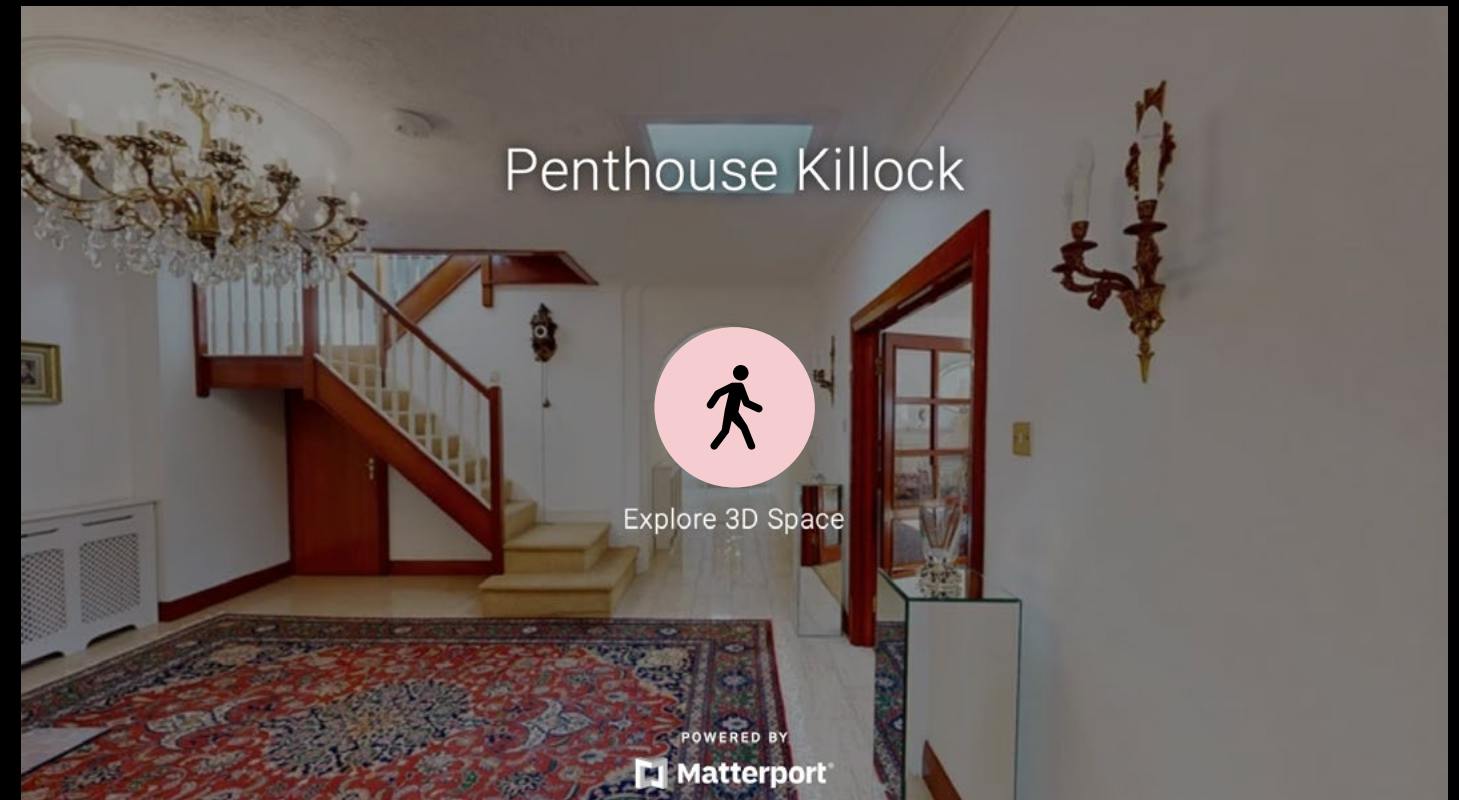
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

Penthouse Killock, 7 Martello Park
Branksome Park, Poole, BH13 7BA

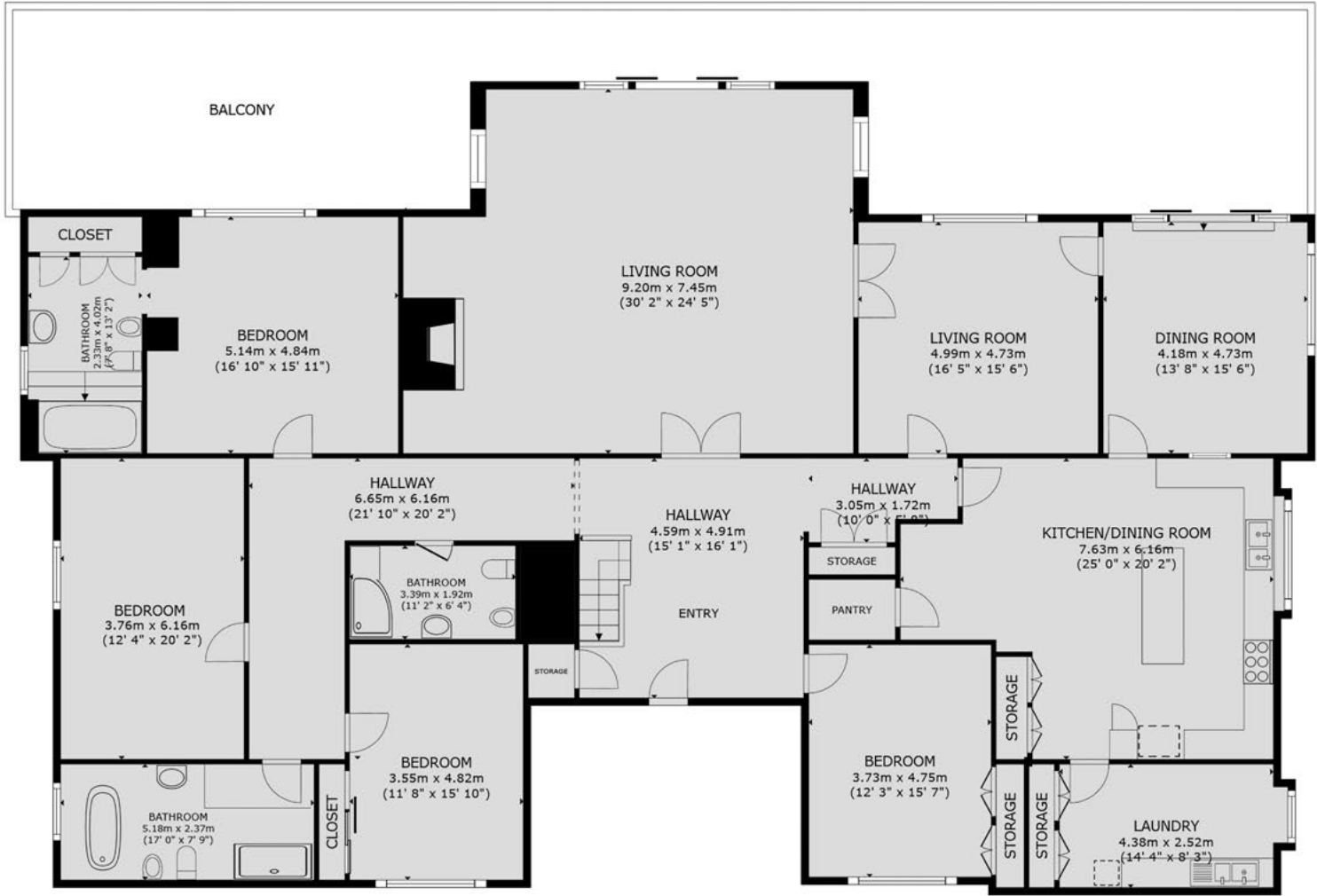
GROSS INTERNAL AREA

Apartment:
Floor 1: 3,676 sq. ft / 342 m²
Floor 2: 214 sq. ft / 20 m²
Total: 3,889 sq. ft / 361 m²

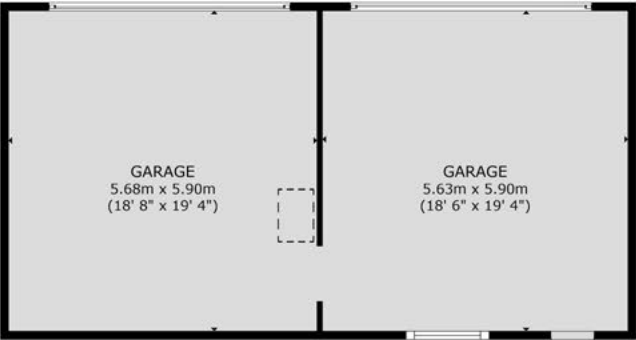
Balcony: 945 sq. ft / 89 m²

Garages: 719 sq. ft / 67 m²

Sizes and dimensions are approximate, actual may vary.

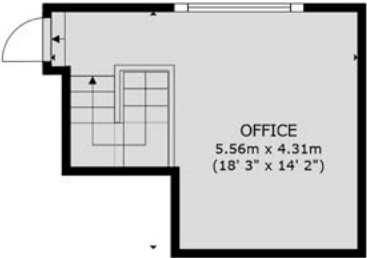


FLOOR 1



GARAGE*

*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



FLOOR 2

Summary

Almost certainly unique in the area, this is an opportunity to acquire a significant penthouse in a wonderful location.

Anyone looking for lateral living but with the luxury of space need look no further. The accommodation extends to nearly 3,900 square feet comprising 3/4 bedrooms, 3 bathrooms, 4/5 receptions including a 25' kitchen / diner, and reception hall with stairs leading to the home office. There is also a huge private sun terrace which spans the entire width of the penthouse which is accessed by the principal bedroom and the 30' formal sitting room. Within the grounds of Killock there is also a private garden which includes an outdoor swimming pool complex which is for the exclusive of the penthouse. The pool is referenced in our marketing material with an historic image showing how it could look as it now requires rennovation to bring it back to its former glory. As if all of the above was not enough there are two 5.9 metre double garages also included. The interior is presented in good order but presents an opportunity to refurbish and potentially remodel (subject to the necessary consents) to an even higher level of luxury.

Details

Guide Price:	£1,495,000
Tenure:	Share of Freehold & Leasehold
Lease Length:	999 years from 29/09/2006
Maintenance:	TBC
Ground Rent:	TBC* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £93,750** Additional Home £168,000** ** 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

- + Walk to Canford Cliffs Village
- + Convenient for Branksome & Canford Cliffs Chine
- + Huge private sun terrace
- + Exceptionally spacious
- + Approximately 3,900 square feet
- + 3/4 Bedrooms, 3 bathrooms
- + 4/5 receptions
- + Two 5.9m double garages
- + Private garden and outdoor pool
- + Requires modernisation

Our team



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