

Luxury+Prestige

# APARTMENT 1 LEYTON CONYERS

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























# 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

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.

## 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.

 **Matterport™**

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.

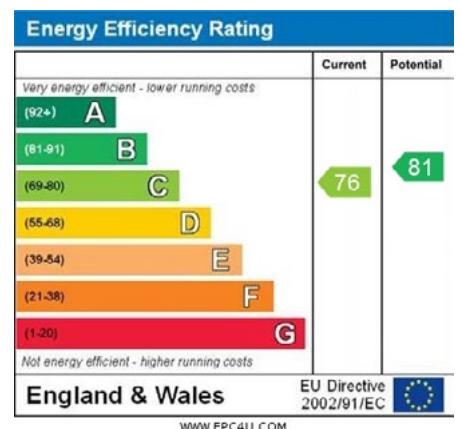
# Floorplan

Apartment 1 Leyton Conyers  
3 Martello Park, Canford Cliffs  
Poole, BH13 7BA

## GROSS INTERNAL AREA

Apartment: 2,299sq. ft / 214 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



# Summary

**Leyton Conyers is one of the area's most exclusive blocks of luxury apartments comprising just seven dwellings in beautifully landscaped grounds on the clifftop above the beach.**

Martello Park is a very favoured location being a quiet cul-de-sac yet convenient for the areas leisure amenities and a level walk from Canford Cliffs Village. The building has undergone a facelift in recent years resulting in modernised and luxurious circulation areas and entrance hall where the passenger lift can be found.

This ground floor garden apartment has undergone a significant no expense spared refurbishment by the current owner and to all intents and purposes it presents as brand new inside. It is a significant size - over 2,300 square feet - and it benefits from a large terrace which extends the full width of the apartment and which connects to the garden via a private gate and steps. It comprises three double bedrooms, each with en suite facilities, a separate study, semi open plan kitchen, living and dining as well as a reception hall.

The pictures and video paint a picture of the exceptional standard of fit and finish and the luxury specification includes a Control4 home automation system, which controls the lighting, under floor heating, CCTV, blinds, TV and audio. Also included is an underground private garage with private store room as well as a separate underground parking space.

# Details

Guide Price:	£1,995,000
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 £153,150** Additional Home £252,900*
	** based on guide price
Local Authority:	BCP Council
Council Tax:	Band G 2025/2026 £3,7508.23pa***
	*** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

# Key features

- + Amazing sea views
- + Wonderful location
- + Beautiful grounds
- + Over 2,300 square feet
- + Three bedrooms, three bathrooms
- + Exceptional standard of finish
- + Control 4 automation and intelligent lighting
- + Huge private sun terrace
- + Open plan living and separate study
- + Private garage and store

# Our team



**Steve Isaacs**  
Director

07970 878106  
[steve@luxuryandprestige.com](mailto:steve@luxuryandprestige.com)



**David Chissell**  
Director

07795 835647  
[david@luxuryandprestige.com](mailto:david@luxuryandprestige.com)



**Harriet Towning**  
Head of Sales

07809 908718  
[harriet@luxuryandprestige.com](mailto:harriet@luxuryandprestige.com)



**Adrianna Ciereszko**  
Photographer

01202 007373  
[adrianna@luxuryandprestige.com](mailto:adrianna@luxuryandprestige.com)



**Ryan Horan**  
Land & New Homes

07512 196688  
[ryan@luxuryandprestige.com](mailto:ryan@luxuryandprestige.com)



**Thomas Pownier**  
Residential Sales

07437 491094  
[tom@luxuryandprestige.com](mailto:tom@luxuryandprestige.com)



**Valentina Morana**  
Residential Sales

07366 799790  
[valentina@luxuryandprestige.com](mailto:valentina@luxuryandprestige.com)



**Joanne Bound**  
Search Agent

01202 007373  
[jbound@luxuryandprestige.com](mailto: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](mailto:info@luxuryandprestige.com)

Online:

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

Facebook:

[facebook.com/luxuryandprestige](https://facebook.com/luxuryandprestige)

Instagram:

[@luxuryprestigerealty](https://www.instagram.com/@luxuryprestigerealty)

Property ref:

1108

Published:

October 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)