Flat 6, Waters Edge

12 Brudenell Road
Canford Cliffs, Poole, Dorset
BH13 7NN

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Price Guide £725,000

Beautifully positioned two double bedroom purpose built second floor apartment with breath-taking views of the sea over Poole Harbour and beyond.

Summary of Accommodation

Purpose built second floor apartment
2 double bedrooms
2 bathrooms, including en-suite
Garage & allocated parking space
Amazing sea and harbour views
Lift in block
Spacious accommodation

Waters Edge is set in immaculate grounds and is offered for sale with no forward chain. The apartment would lend itself to some cosmetic updating throughout to put your own stamp on the property.
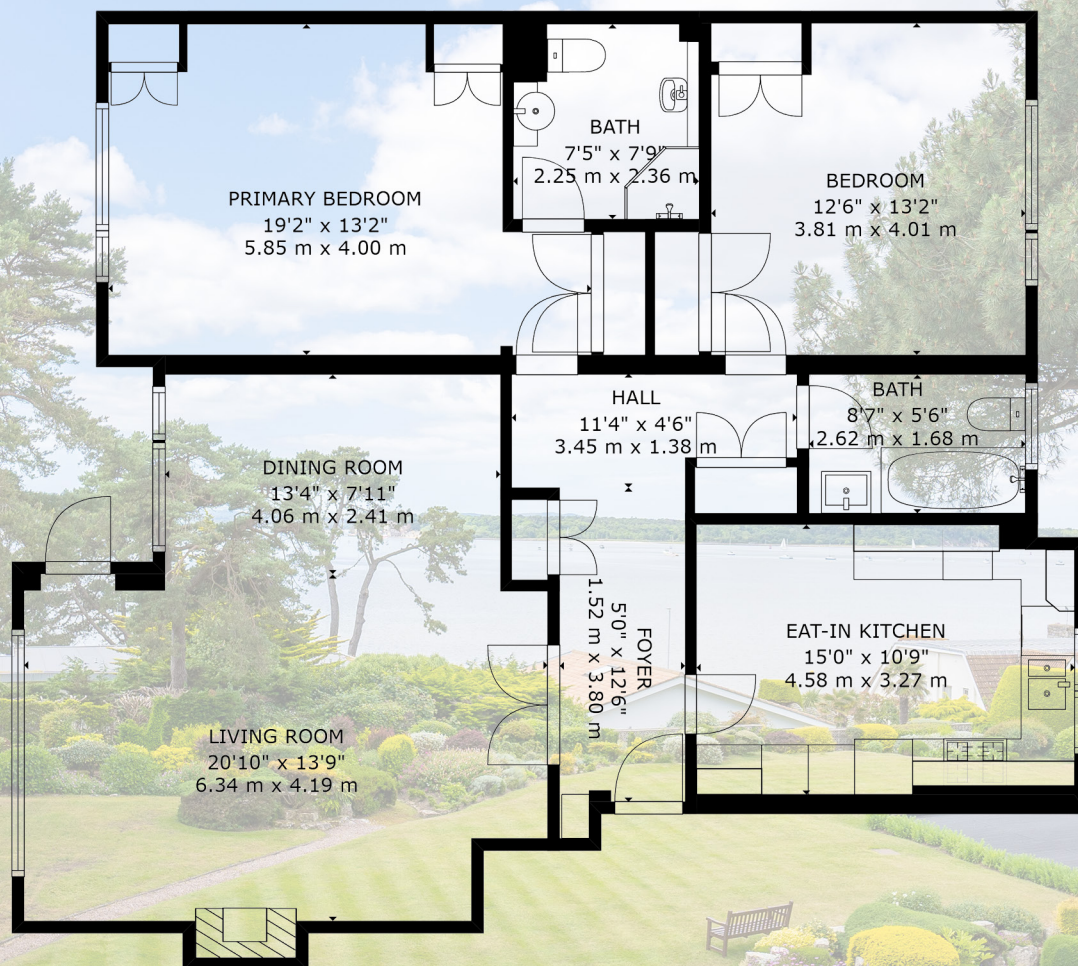
The property is situated in Brudenell Road just one road back from the sea and harbour and a very short distance to Sandbanks beach. The block is set in large manicured communal grounds and a short level walk to the beach, Tesco express and Jazzys café.

The apartment is bright and spacious with a south facing aspect. A balcony is accessed via the lounge/ dining room with large picture window overlooking the harbour. There is a separate kitchen/breakfast room with an array of cupboards and drawers, including some integrated appliances.

Flat 6 comprises two double bedrooms, the main bedroom having sea views, fitted bedroom furniture and an en-suite shower room. There is a separate family bathroom and the second bedroom is a double with fitted wardrobes.

There is a single garage with up and over remote control door in a block in the grounds and a further allocated parking space at the front of the building.

An internal inspection to appreciate the breathtaking views is a must.

PRIMARY BEDROOM
19'2" x 13'2"
5.85 m x 4.00 m

BATH
7'5" x 7'9"
2.25 m x 2.36 m

BEDROOM
12'6" x 13'2"
3.81 m x 4.01 m

HALL
11'4" x 4'6"
3.45 m x 1.38 m

BATH
8'7" x 5'6"
2.62 m x 1.68 m

DINING ROOM
13'4" x 7'11"
4.06 m x 2.41 m

FOYER
5'0" x 12'6"
1.52 m x 3.80 m

EAT-IN KITCHEN
15'0" x 10'9"
4.58 m x 3.27 m

LIVING ROOM
20'10" x 13'9"
6.34 m x 4.19 m

GROSS INTERNAL AREA
FLOOR 1: 1250 sq. ft, 116 m2
TOTAL: 1250 sq. ft, 116 m2
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Lloyds Property Group

PROPERTY NAME
Flat 6 Waters Edge

Total = 1,250 sq ft / 116 sq m

LOCATION
Poole, BH13 7NN

VIEWING ARRANGEMENTS
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Illustration for identification purposes only, measurements are approximate, not to scale