

Apartment 5, Stanton Lacy

4 Martello Park, Canford Cliffs

Poole, Dorset

BH13 7BA



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Price Guide £1,695,000

Stanton Lacy is a small purpose-built block of flats in a cul de sac location in Canford Cliffs, situated on the cliff top in well presented communal grounds with enviable sea views towards Old Harry Rocks and beyond.

Canford Cliffs Village is literally minutes away on a gentle flat walk with access to local shops and eateries including Oxfords bakery, The Cliff, Renoufs and many more.

The large communal grounds are very well maintained with a feature pond in the centre and outstanding views.

SUMMARY OF ACCOMMODATION

Purpose built, second floor flat

3 double bedrooms

Gated development with double garage

Good sized south facing balcony/terrace

Outstanding sea views

Comprising over 2,200 sq ft of accommodation





Access to the property is from the well-kept communal entrance hallway and the second floor is accessed by the lift or stairwell.

The apartment is bright and spacious with a good sized entrance hall/reception area with fitted storage and a good sized cupboard.

The property offers three double bedrooms, the master bedroom has sea views and benefits from a dressing room, en-suite bathroom and patio doors onto the south facing balcony. There are two further bedrooms, both with fitted wardrobes. The main family bathroom has a jack and jill door to bedroom two.

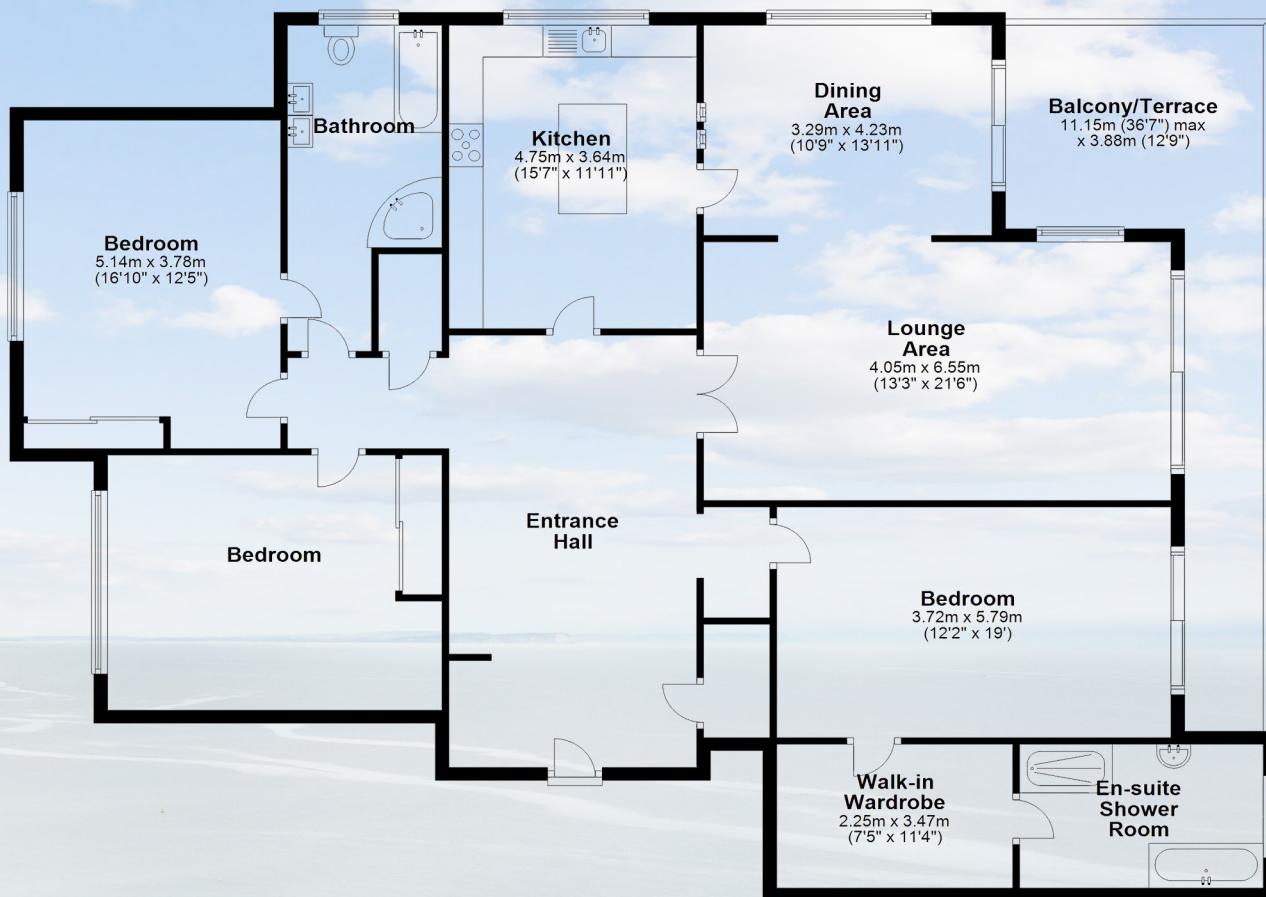
From the spacious reception hall there are glass double doors giving access to the lounge and dining room with a dual aspect large picture window and patio doors to the large L shaped terrace/balcony with a south facing aspect with views of the sea towards Old Harry Rocks and beyond.

Access to the modern fitted kitchen with integrated appliances is gained via the dining room and hallway. There is an island in the middle of the kitchen, great for entertaining.

Externally there is secure gated parking with ample resident and visitor spaces and a double garage with electric up and over door with power and light, shelving and provision for an electric car charging point.

Second Floor

Main area: approx. 182.2 sq. metres (1961.6 sq. feet)
Plus balconies, approx. 22.6 sq. metres (243.6 sq. feet)



Garage

Approx. 29.1 sq. metres (312.9 sq. feet)



Garage
5.77m x 5.04m
(18'11" x 16'6")

Main area: Approx. 211.3 sq. metres (2274.4 sq. feet)
Plus balconies, approx. 22.6 sq. metres (243.6 sq. feet)

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Plan produced using PlanUp.

Lloyds Property Group

PROPERTY NAME

Apt 5 Stanton Lacy

APPROXIMATE MEASUREMENTS

Main Area = 211.3 sq m / 2274.4 sq ft
Plus balconies = 22.8 sq m / 243.6 sq ft

VIEWING ARRANGEMENTS

Telephone: +44 (0)1202 708044
Email: enquiries@lloydspropertygroup.com
Ref: 3508 - GH
Share of Freehold
Council Tax Band: G
Maintenance: £6841 PA

LOCATION

Canford Cliffs BH13 7BA

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