

**6 Tranquillity**  
8 Nairn Road  
Canford Cliffs, Poole, Dorset  
BH13 7NQ





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*Guide price £895,000*

Tucked away in an enviable position, Tranquillity is a most attractive modern and gated development of luxury apartments comprising just seven homes. Set in an idyllic corner of Nairn Road and overlooking Parkstone Golf Course, Tranquillity is a level walk to Canford Cliffs

Village where you will find an abundance of amenities including a post office, hair/beauty salons, convenience stores, coffee shops, yoga studio, gastro pubs and artisan bakery/deli.

### *Summary of Accommodation*

Desirable Canford Cliffs location with lovely golf course views

Close to Canford Cliffs Village and local sandy beaches

1st floor, 3 double bedrooms, 2 bathrooms (1 en-suite)

Fabulous open plan kitchen/dining/living room

Choice of two balconies

Parking for 2 cars plus lockable personal store room

Underfloor heating, video entry phone system and wired for intruder alarm

Ideal main home or lock up and leave holiday home







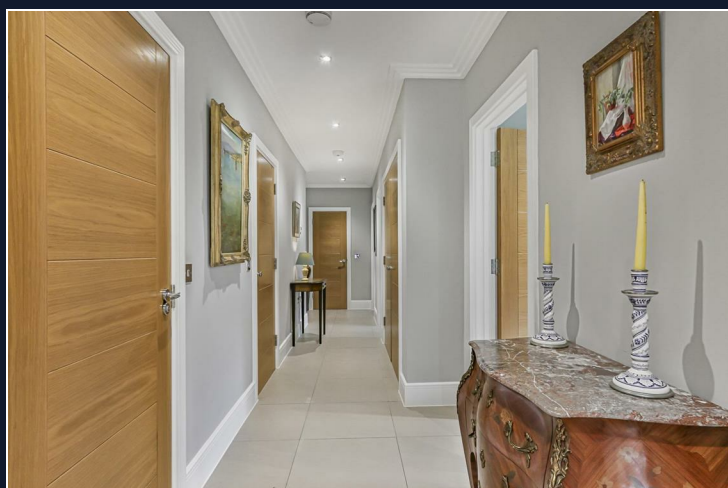
This beautiful apartment is in the perfect location for those looking to combine modern convenience with outdoor coastal living. One of the area's many golden sandy beaches is easily accessible via a public footpath (no. 80), the entrance to which is on Haven Road.

This accommodation includes three double bedrooms with the principal featuring an en-suite shower room and dressing area and the contemporary family bathroom serves bedrooms 2 and 3. There is a useful utility room and plenty of storage.

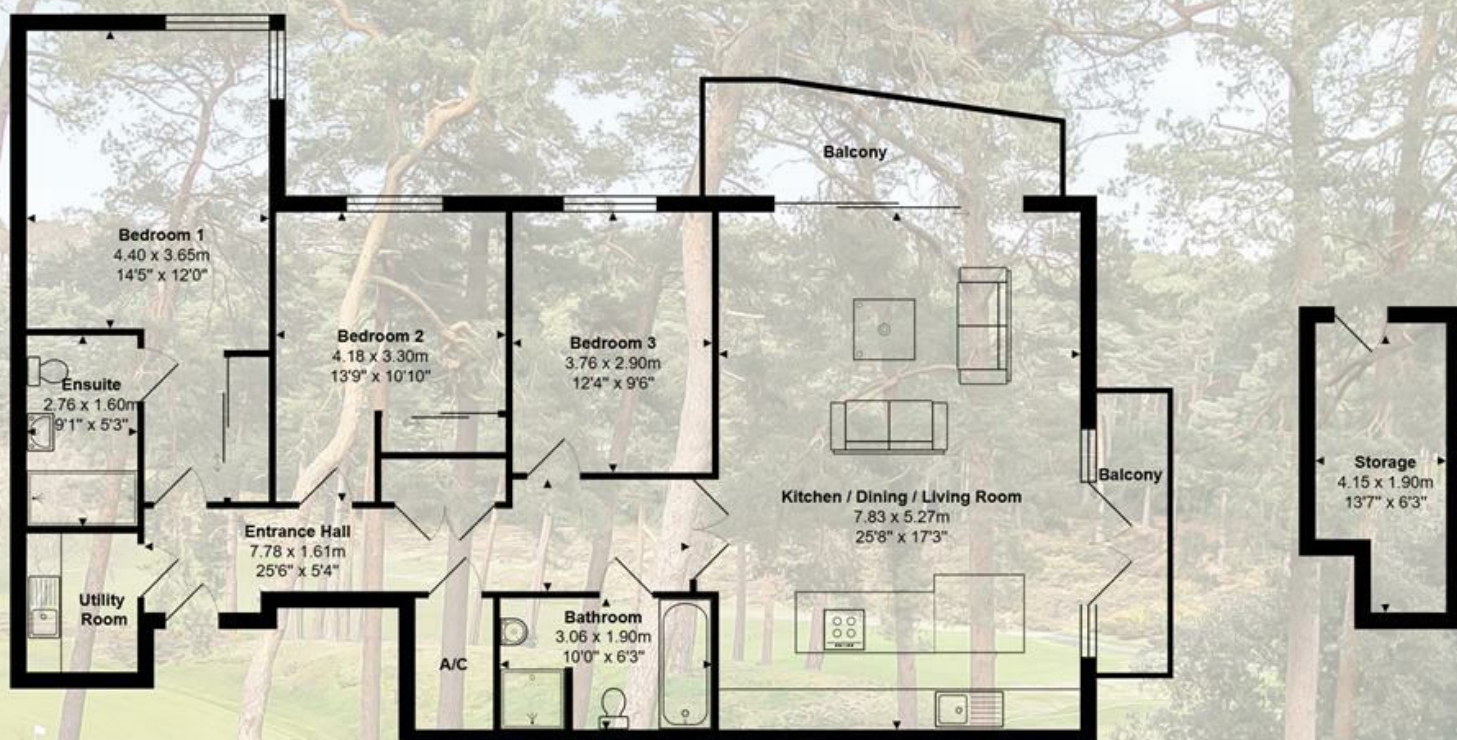
The open plan living area is zoned for living and dining and the kitchen comes with a plethora of integrated appliances and features a stone topped island.

The passenger lift provides direct access down to the secure underground parking area where a parking space and a lock up store room is conveyed with the apartment. An additional designated parking space is situated outside the main entrance.

The world famous Sandbanks Peninsula is approximately a mile away and is home to a whole host of water sports facilities, boating marinas and yacht clubs. Other local leisure facilities include the 18 hole Championship Parkstone Golf Course which abuts Tranquillity, bowling greens, several health and tennis clubs.







Total Area: 118.4 m<sup>2</sup> ... 1274 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

## Lloyds Property Group

PROPERTY NAME

6 Tranquillity

LOCATION

BH13 7NQ

TOTAL FLOOR AREA

1274.00 sq ft

COUNCIL TAX

Band G BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3603

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

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