



## CHARTCOMBE 162-164 CANFORD CLIFFS ROAD POOLE, BH13 7EL

£200,000  
LEASEHOLD - SHARE OF FREEHOLD

\* 60 and above age-exclusive development \* \* Large living/dining area overlooking the communal grounds \*  
Two bedrooms, two bathrooms \* \* Walking distance to shops and the beach \* \* Allocated underground  
parking \* \* Direct Access to Compton Acres \* \* Communal atrium, library, on-site hair salon and guest suites  
\* \* No chain \*





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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