

PRIME COASTAL PROPERTY

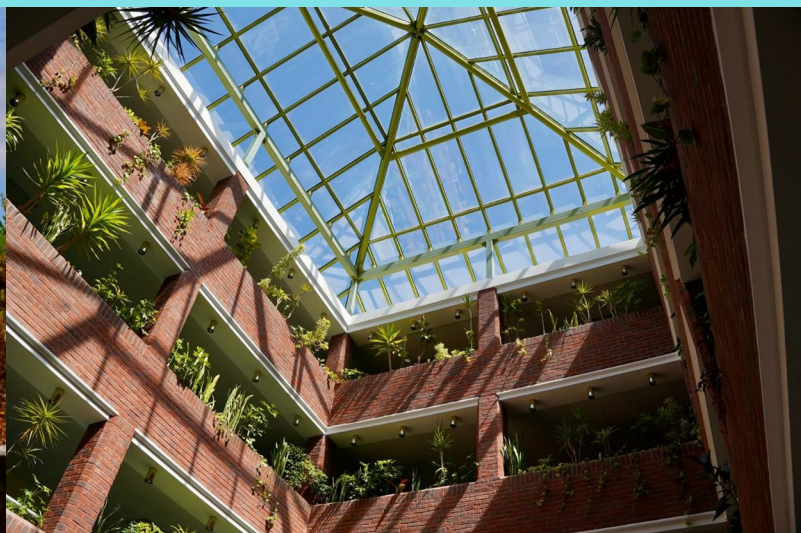
BY LOLA MAY



CHARTCOMBE, CANFORD CLIFFS ROAD

CANFORD CLIFFS, POOLE, BH13

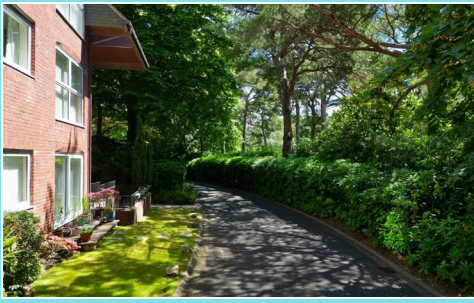
GUIDE PRICE £315,000



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- Apartment features spacious lounge/dining room, balcony, two bedrooms (including en-suite), kitchen, shower room, and ample storage
- Amenities include communal atrium, library, on-site hair salon, guest suites, and events for residents
- Gated driveway with secure entry phone system, underground parking, and visitor's parking
- Convenient location under 10 minutes walk to Canford Cliffs village, Gastro pubs, coffee shops, fitness studio, bus stop, beaches, and golf course
- Stunning views of Brownsea Island and Poole Harbour from the communal gardens
- Prestigious and secure development for those aged 60 and above in Canford Cliffs
- Apartment is located in block B and service charge is approximately £3400 per annum
- Share of Freehold

TEL: 01202 985344

Welcome to this prestigious and secure development exclusively for those aged 60 and above in Canford Cliffs. This ground floor apartment is a must-see. Built in 1986, the development is set in the heart of Compton Acres, still acknowledged as one of the finest privately owned gardens in England and apartment owners have free access to the gardens throughout the year!

THE APARTMENT

Features include a communal atrium where residents gather and socialise, a library, an on site hair salon, guest suites, plenty of events for residents, a house manager, and when nature calls, step outside and relax in the serene communal gardens.

The apartment itself has a spacious lounge/dining room with a feature fireplace, a balcony, two bedrooms (including a principle bedroom with an en-suite), a kitchen with fitted appliances, a shower room, and plenty of storage throughout. Chartcombe is accessed via a gated driveway with a secure entry phone system. The property includes an underground parking space and visitor's parking.

The gardens at Chartcombe offer stunning views of Brownsea Island and Poole Harbour. Enjoy the peaceful tranquility of the beautiful gardens.

The location is exquisite, just under 10 minutes walk away is Canford Cliffs village with fantastic Gastro pubs including The Cliff and The Canford there are also plenty of coffee shops, a fitness studio and more brilliant amenities! For even further convenience there is a bus stop just outside the main entrance to Chartcombe where No 52 (Poole/Sandbanks) route stops. The beaches, for which the area is renowned, are within just half a mile and a similar distance away is Parkstone 18-hole championship golf course which views of this can be seen from the communal grounds in the development. Poole Harbour is approximately 1 mile away with its numerous yacht clubs and marinas. For further shopping and leisure needs, Westbourne shopping centre, with its array of restaurants, bars and boutique shops is approximately 2 miles away. The development consists of 78 prestigious apartments in two blocks.

Contact us now to arrange a viewing and experience retirement living at its finest.



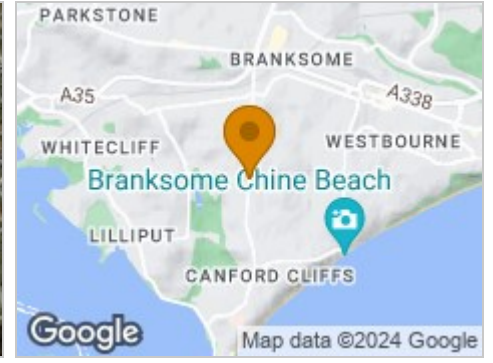
ROAD MAP



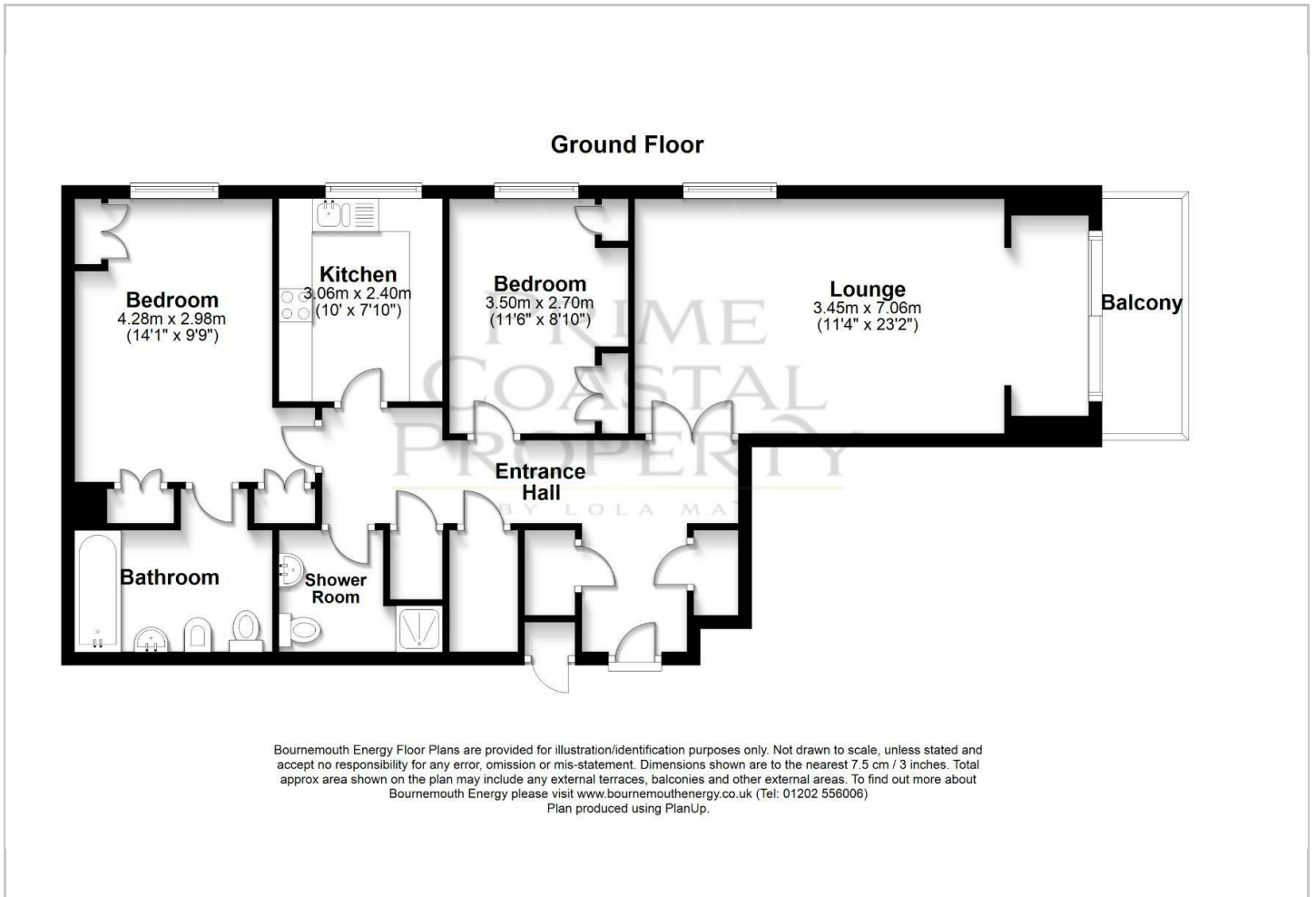
HYBRID MAP



TERRAIN MAP



FLOOR PLAN



VIEWING

Please contact our Prime Coastal Property Office on 01202 985344 if you wish to arrange a viewing appointment for this property or require further information.

ENERGY EFFICIENCY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(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	

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