



## Flat 3

Balcombe Road | | Poole | BH13 6DX

**Offers In The Region Of £595,000**

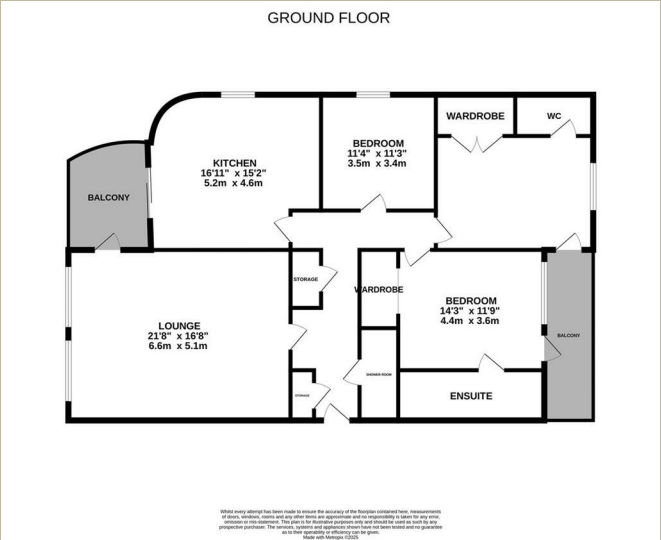


**QSALES &  
LETTINGS**

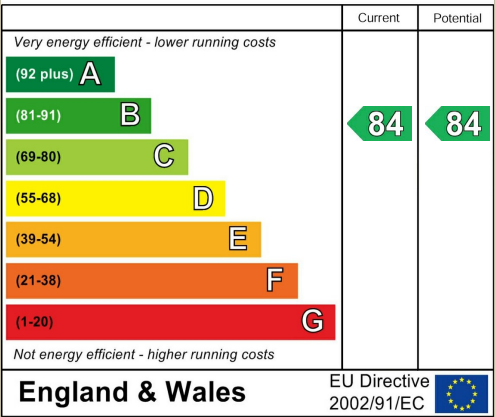


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## Energy Efficiency Rating



Nestled on Balcombe Road in the Canford Cliffs Area, this contemporary flat offers a delightful blend of comfort and style. The property boasts three well-proportioned double-bedrooms, with two of them including ensuites, making it an ideal choice for families or those seeking extra space.

This property benefits from a large lounge, which invites natural light and creates a warm, welcoming atmosphere for relaxation and entertaining. The lounge also leads on to the spacious, sunny balcony.

The master bedroom features an en-suite bathroom with installed shower, as well as separate bath. The bedroom also boasts a large walk in wardrobe.

Second bedroom includes en-suite shower room with installed shower and direct access to one of the balconies.

This property benefits from a large lounge, which invites natural light and creates a warm, welcoming atmosphere for relaxation and entertaining.

The modern fitted kitchen is fully equipped with all the necessary white goods, and boasts direct access to the balcony.

The property also houses a spacious family bathroom, with a installed shower.

For convenience, there is plenty of hallway storage throughout.

This flat benefits from contemporary design throughout, offering a fresh and appealing living environment.

Additionally, the property includes a designated underbuilt car parking space.

Canford Cliffs is one of Poole's most prestigious and sought-after coastal neighbourhoods, known for its peaceful tree-lined avenues, elegant homes, and exceptional natural surroundings. Positioned between the vibrant centres of Bournemouth and Poole, the area offers a perfect blend of tranquillity and convenience.

Share of freehold with a 999-year lease from 2009

Service charge - £1,151 per quarter.

Sold as vacant possession & no chain.

EPC: B

COUNCIL TAX BAND: F

To arrange a viewing please call 01202 283654