



4 The Hamptons Lilliput Road, Canford Cliffs, Poole BH14 8FG
Offers In Excess Of £450,000 Share of Freehold





A stunning and contemporary ground floor two bedroom apartment situated in a highly sought after location of Canford Cliffs, close to Flaghead Chine. This well planned apartment offers bright and spacious accommodation, benefits from a modern kitchen, large lounge/diner, en-suite to master bedroom, well kept communal gardens, secure underground parking and lift to all floors.

- NO FORWARD CHAIN
- BRIGHT & SPACIOUS ACCOMMODATION
- UNDERGROUND PARKING & LIFT
- EXTREMELY WELL PRESENTED
- MODERN KITCHEN & BATHROOMS
- LARGE PATIO

Property Comprises

'The Hamptons' is a small gated development set in beautifully kept grounds with secure underground parking and located in a highly sought after position. The development features the most appealing of local attractions to buyers, including the beach and shops just moments away as well as the renowned Parkstone Golf Course and Poole Harbour close by.

This ground floor apartment is presented in excellent condition having been carefully looked after since new. The high specification finish and spacious living space is exemplified in the bright and large living and dining area featuring an open plan Kitchen. Further accommodation comprises of two bedrooms – both of which are double - including large Master Bedroom with sumptuous en suite, a family bathroom as well as a study/utility room.

The property is conveyed with a secure underground parking space along with access to a cycle store.

Council Tax band F

Annual Maintenance £2081

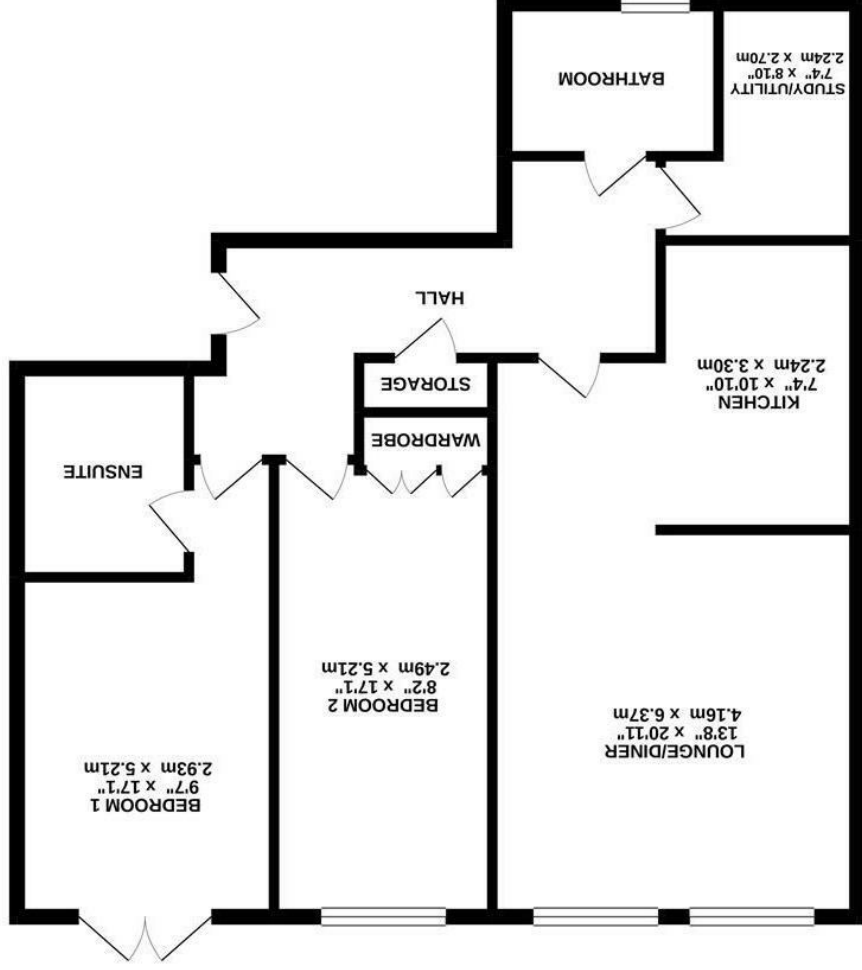
Canford Cliffs

Canford Cliffs village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The apartment is adjacent to a pathway leading to Flaghead Chine with its sandy beaches. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yachts clubs as well as a whole host of water sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.





GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



What every agent has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omissions or mis-statements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Made with Mapbox ©2020

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Energy efficient - lower running costs	92-100 A
Very good	81-91 B
Good	69-80 C
Fair	55-68 D
Needs improvement	35-54 E
Poor	13-34 F
Very poor	1-12 G
Minimum	1
Current	81

Environmental Impact (CO ₂) Rating	
Very low environmental impact - lower CO ₂ emissions	92-100 A
Low	81-91 B
Medium	69-80 C
High	55-68 D
Very high	35-54 E
Very high	13-34 F
Very high	1-12 G
Minimum	1
Current	F