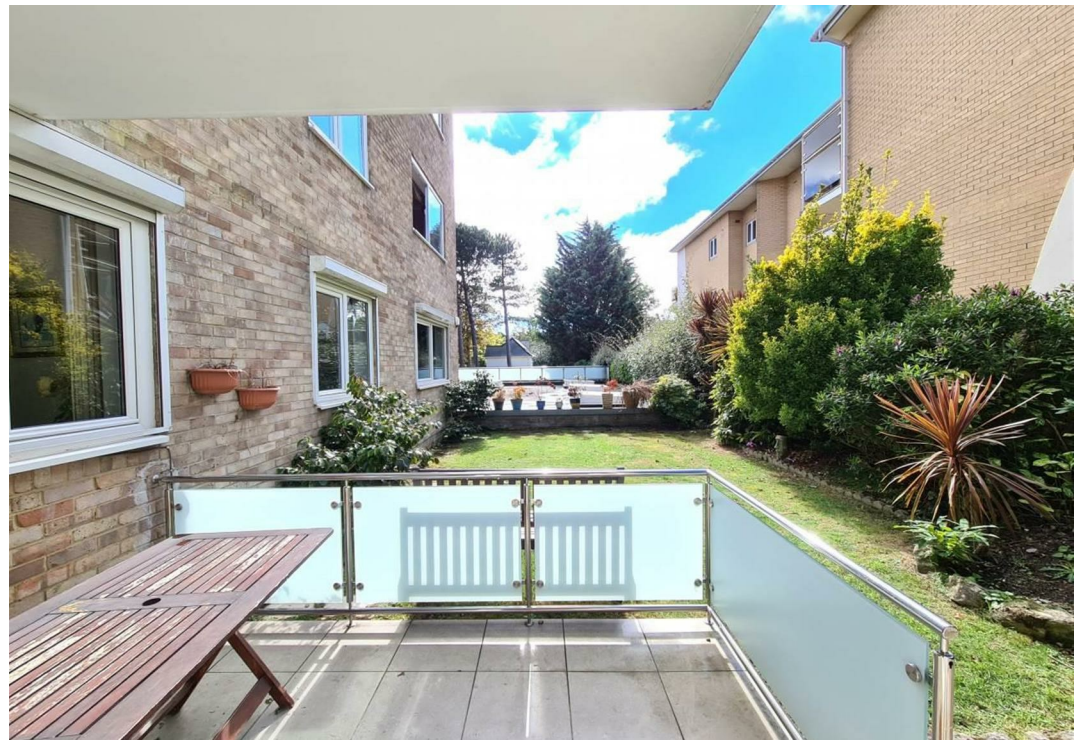




3 Canford Place 59 Cliff Drive, Canford Cliffs, Poole BH13 7JX
£500,000 Share of Freehold





A SPACIOUS AND MODERN three bedroom, GROUND FLOOR apartment with WESTERLY PATIO. Set within a SMALL DEVELOPMENT in the heart of Canford Cliffs and JUST MOMENTS FROM BEACHES.

****PETS ALLOWED****

- CLOSE TO BEACH AND SHOPS
- 3 BEDROOMS
- SECURE UNDERGROND PARKING
- WELL PRESENTED THROUGHOUT
- PETS ALLOWED
- 2 BATHROOMS
- OPEN PLAN LIVING
- NO FORWARD CHAIN

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 world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht 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.

Property Comprises

The apartment is set in a small development, in the very heart of Canford Cliffs Village and being within moments of both the shops and amenities of the Village along with the sandy beaches nearby. This superb and highly desirable location would make the apartment ideal either for those main home buyers seeking true convenience with modern, bright accommodation or those seeking a beachside second home.

The property itself is immaculately presented throughout and is very spacious, to include three bedrooms, two bathrooms, open plan living/dining/kitchen room with direct access on to a private westerly facing terrace which leads on to the communal gardens and ample storage.

The block is set in communal grounds and there is an allocated underground garage and storage unit that is conveyed with the apartment.

- Maintenance – £3,996.00 per annum.
- Share of freehold
- A Pet permitted under licence
- EPC Rating - C
- Council Tax Band - E





GROUND FLOOR



Whilst every attempt 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Herculox ©2022

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 Efficiency Class	A
Energy Efficiency Score	78
Energy Efficiency Potential	79

Environmental Impact (CO ₂) Rating	
Environmental Impact Class	C
Environmental Impact Score	35
Environmental Impact Potential	40