



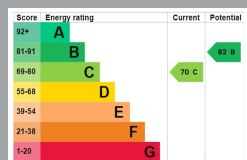
**FLAT 5 BRACKENS WAY**  
CANFORD CLIFFS  
Dorset, BH13 7HH

£1,900 PCM

[goadsby.com](https://goadsby.com)

# STUNNING THREE BEDROOM APARTMENT MOMENTS CANFORD CLIFFS HIGH STREET AND BEACHES

- Stunning Three Bedroom Apartment
- Envious Canford Cliffs Location
- Offered Unfurnished
- Garage & Visitor Parking
- EPC Rating: Band C



Reference: 1110195

**Deposit Amount:** £2192.30

**Council Tax Band:** E

**Furnishing:** Unfurnished

**Heating Type:** Gas Central Heating

**Parking:** Garage

**Utilities:** Ask Agent

Mains Supply Electricity  
Mains Supply Water included  
Main Supply Gas

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** Very Low. For more information  
refer to gov.uk, check long term food risk  
[www.gov.uk/check-long-term-food-risk](http://www.gov.uk/check-long-term-food-risk)



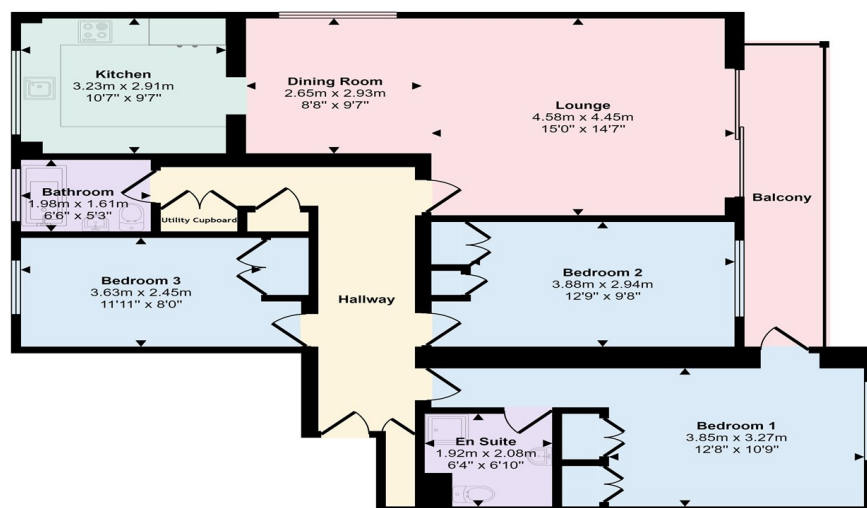
A stunning and extremely bright three bedroom, two bathroom second floor apartment, with lift, in the heart of Canford Cliffs.

The apartment itself was previously refurbished to an extremely high standard.

The property comprises of; a spacious living/dining room that leads onto the large south facing balcony. Three double bedrooms one with ensuite bathroom, further bathroom, a high-tech Kitchen/Breakfast Room boasting fitted appliances including a microwave, oven, fridge/freezer, dishwasher, hob and wine cooler. .

Outside, the apartment benefits from an allocated garage and manicured communal gardens.

\*Photos taken prior to current tenancy in 2023\*



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.

## PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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