



San Antonio, 26 Nairn Road,
Canford Cliffs, Poole, Dorset, BH13 7NH

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Share of Freehold Guide Price £1,200,000

A stunning 2116 square foot apartment enjoying beautiful harbour views being just one of three in this exclusive development in the area's premier location.

This well-appointed, tastefully presented, three double bedroom, two reception room, three bathroom, southerly facing apartment has a 38ft balcony and delightful sun room which enjoy the spectacular views of Poole Harbour through to Sandbanks, including Brownsea Island and the gorgeous rolling hills of the Purbecks in the background.

San Antonio is an exclusive development of three apartments, one occupying the whole of each floor with this particular apartment set on the first floor.

The principal accommodation is set at the rear of the building to benefit most from the tranquil southerly aspect, with the extremely spacious master suite occupying the entire east elevation with sliding patio doors on the south elevation of the bedroom leading to the balcony.

- Superb 3 double bedroom apartment all with en suite facilities including a dressing room and generous bathroom to the master bedroom which also has patio doors and sea views
- Wonderful views over the gardens to Poole Harbour, taking in Sandbanks, Brownsea Island and The Purbecks beyond
- 38' x 9'10" southerly balcony enjoying the splendid views
- Occupying the whole first floor with only two other apartments in this freehold development
- Underground garaging for two cars with remote control gate and private storage room, as well as electric gates from the road and visitors parking area
- Passenger lift to all floors including the garage
- Incredibly spacious accommodation with two reception rooms and a sun room off the kitchen once again with lovely views and door leading to the balcony
- Bright and airy lounge with a most attractive ornamental fireplace and sliding doors opening onto the balcony on the south elevation.
- Fully fitted dual aspect kitchen/breakfast room with integrated appliances, island storage unit, Corian worktops and separate utility room
- Impressive entrance hall with plenty of storage, security entryphone system and cloakroom
- Immediate vacant possession
- Many extras included such as carpets, wardrobes, and lights
- Gas central heating and double glazing

Nairn Road is a quiet position in Canford Cliffs and the property is under half a mile to the village shops, approximately 1.1 miles to Sandbanks and the beautiful miles of sandy beaches. Poole Harbour is a few hundred yards away offering a range of sporting activities to include sailing, paddle boarding & boating and Bournemouth & Poole Town Centres are both under 4 miles away.

Term of Lease: 999 years from 1998 plus share of freehold. Maintenance Charges: Approximately £4,000 Per Annum.

COUNCIL TAX BAND: H

EPC RATE: C

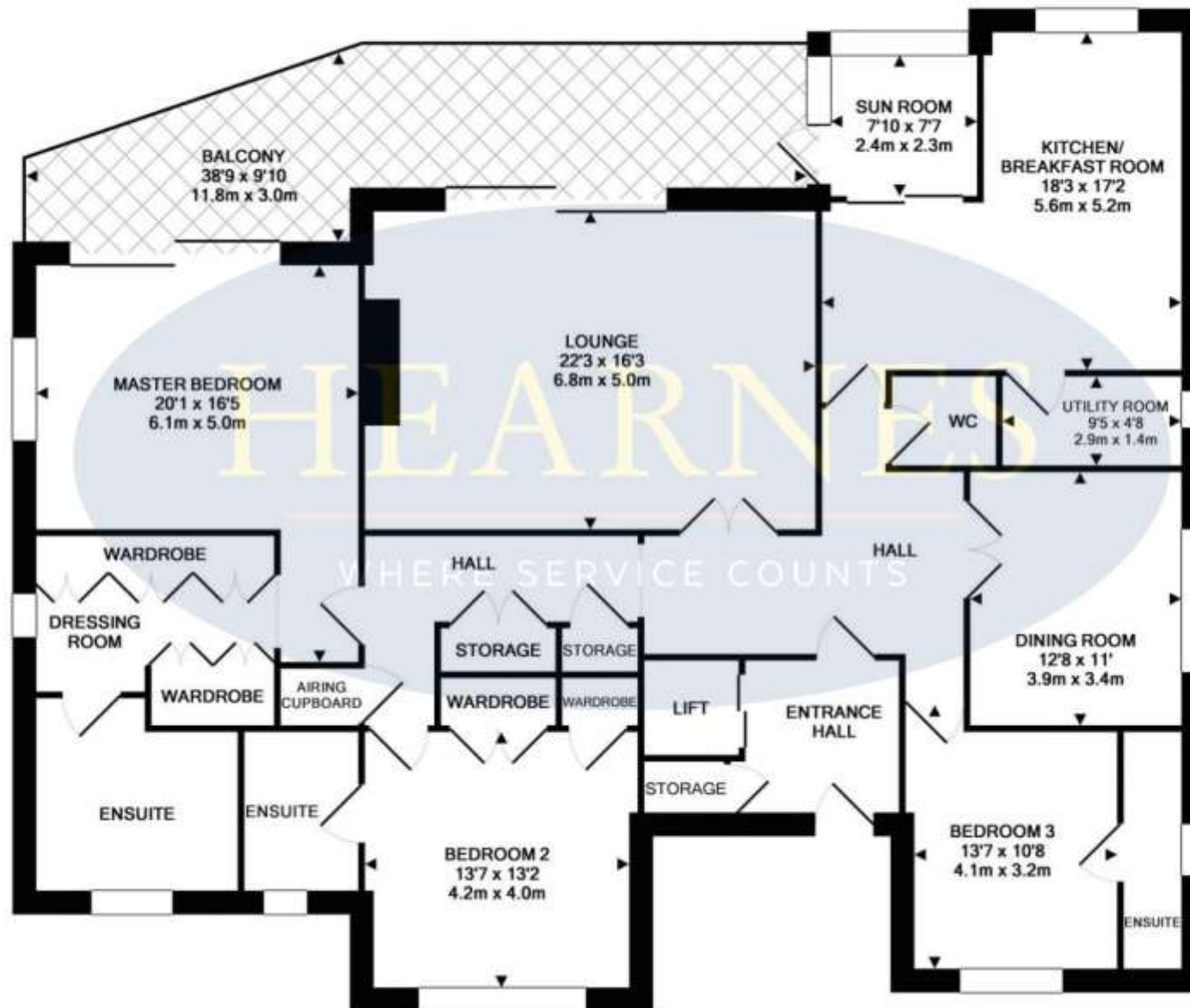






TOTAL APPROX. FLOOR AREA 2116 SQ.FT. (196.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.
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