

PS

Woodlands 1 Flaghead Road

Flat 11 Woodlands, 1 Flaghead Road, Canford Cliffs, Poole, BH13 7JL

£585,000







## Woodlands, Flat 11, 1 Flaghead Road

Discover Woodlands, an exclusive collection of just 17 beautifully crafted homes, thoughtfully designed for those aged 60 and over who seek comfort, style, and a sense of community. Nestled in a peaceful and prestigious location, this exceptional development is situated approximately 362 metres from the stunning, award-winning Blue Flag beaches perfect for tranquil morning walks or simply soaking in the coastal serenity. Just a short stroll away lies the heart of Canford Cliffs, a charming high street brimming with boutique shops, cosy cafés, and everyday essentials, offering a perfect blend of convenience and character. There is a luxury onsite guest suite with private bathroom and terrace available for family and friends to reserve for £65 per night.

- Located in Canford Cliffs Village
- Approximately 350 meters to the beach
- Two bedroom second floor apartment
- Large South-facing balcony
- Spacious open plan living
- Allocated parking space and EV charging ready
- Communal lounge
- 24 hour emergency call system
- Onsite guest suite
- Internal area - 1,119 sq.ft
- 992 years remaining
- Service charge £7,145 per annum
- Council tax band F - £3,257.14

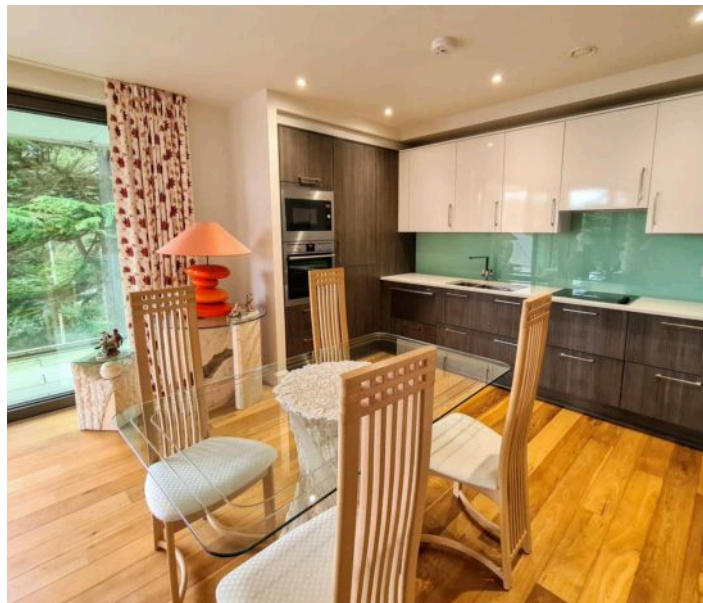




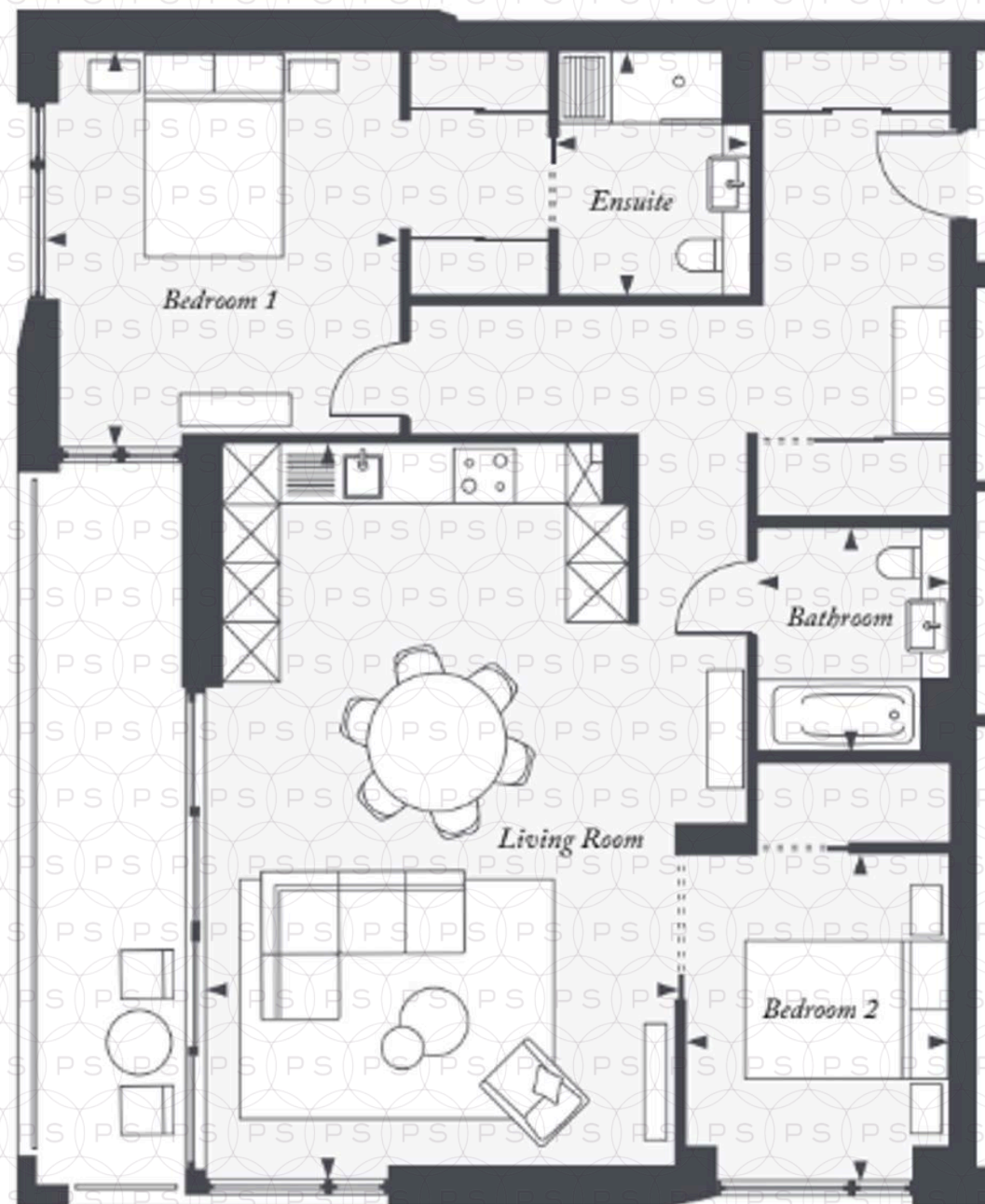
This beautifully presented two bedroom apartment, located on the second floor of this exclusive retirement development , conveniently located in Canford Cliffs Village. The accommodation comprises of an spacious and bright open plan modern kitchen/living area with access through large sliding doors which open up on to a sun drench South facing balcony, ideal for the afternoon sun. The modern kitchen is is thoughtfully designed with ample cabinetry and high-quality integrated appliances, including a fridge freezer, dishwasher, oven, and microwave. Both bedrooms are spacious, with the principal bedroom featuring built-in wardrobes and a stylish en-suite shower room, with walk in shower the second bedroom is serviced by a luxury fully tiled bathroom. The hallway offers excellent storage solutions, including a dedicated utility cupboard with a freestanding washing machine and separate dryer. The apartments comes with an allocated secure underground parking space and additional shared storage facility.

At the heart of the community lies a bright and inviting residents' lounge with a well-equipped kitchenette. This sociable space opens directly onto landscaped communal gardens, offering the perfect setting to relax or connect with neighbours. The luxurious development creates an opportunity to socialise and live in a beautifully environment, pleasant surroundings in the desirable area of Canford Cliffs Village. just moments from the award winning blue flag beaches.

Located in the heart of **Canford Cliffs**, this home enjoys all the benefits of village-style living combined with coastal charm. The sandy beaches are just a short walk away accessed from Flaghead Chine, making early morning swims or evening strolls effortless. Locally, you'll find the popular Rockwater beachfront venue for dining and drinks, the Oxford Bakery for artisan breads and coffee, a well-stocked Tesco Express, the local mobile fish market, and a number of quality restaurants all within walking distance. It's the height of convenience with everything you need just moments from your front door, yet the peace and privacy of the setting remain uncompromised.











## Philippa Sole Ltd

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