



£875,000

3 Tranquility 8 Nairn Road, Canford Cliffs, Poole, BH13 7NQ



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A beautifully presented raised ground floor apartment situated in a gated development. The property boasts three double bedrooms, golf course views and two large terraces.

- RAISED GROUND FLOOR THREE BEDROOM APARTMENT
- GOLF COURSE VIEW
- WELL PRESENTED THROUGHOUT
- GATED DEVELOPMENT
- NO FORWARD CHAIN
- TWO LARGE PATIO AREAS
- CLOSE TO CANFORD CLIFFS VILLAGE
- SMALL DEVELOPMENT

Local Authority , Tax Band G, Tenure: **Leasehold**



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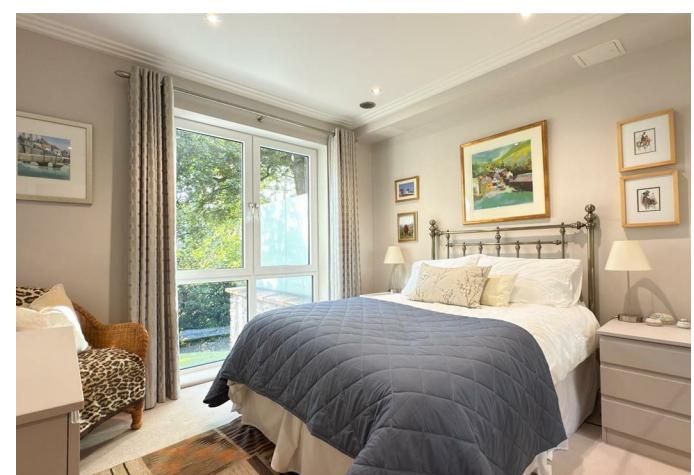
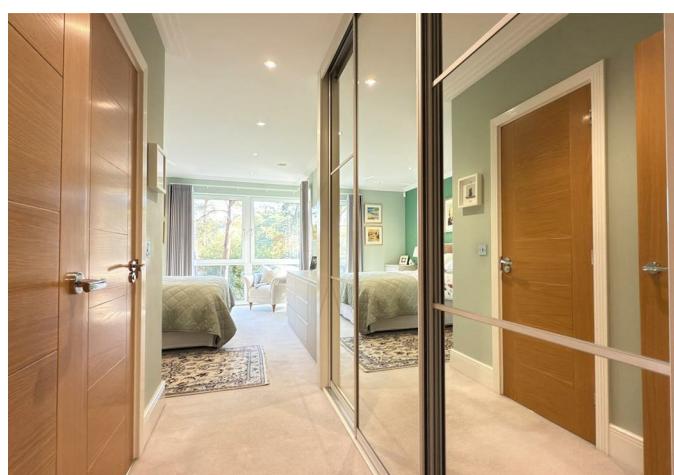
Canford Cliffs

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

This stylish apartment makes for an exceptional main residence or second home. Set within Tranquillity—a small, gated development tucked away in a quiet corner of Canford Cliffs—it enjoys a prime position backing directly onto Parkstone Golf Course. Nairn Road is known for its calm, residential feel while still being close to the village centre and local chines, giving the property a rare mix of peace and convenience.







Inside, the accommodation spans around 1,336 sq. ft. and includes an open-plan lifestyle room, three bedrooms and two bathrooms. The main living space has distinct areas for cooking, dining and relaxing, with access to both a sun balcony and a private terrace via sliding and bi-fold doors. A central kitchen island with breakfast bar adds a focal point, while views over the landscaped grounds and the golf course elevate the setting. High-quality finishes feature throughout, including beautifully fitted bathrooms and underfloor heating. The apartment also benefits from two secure underground parking spaces.

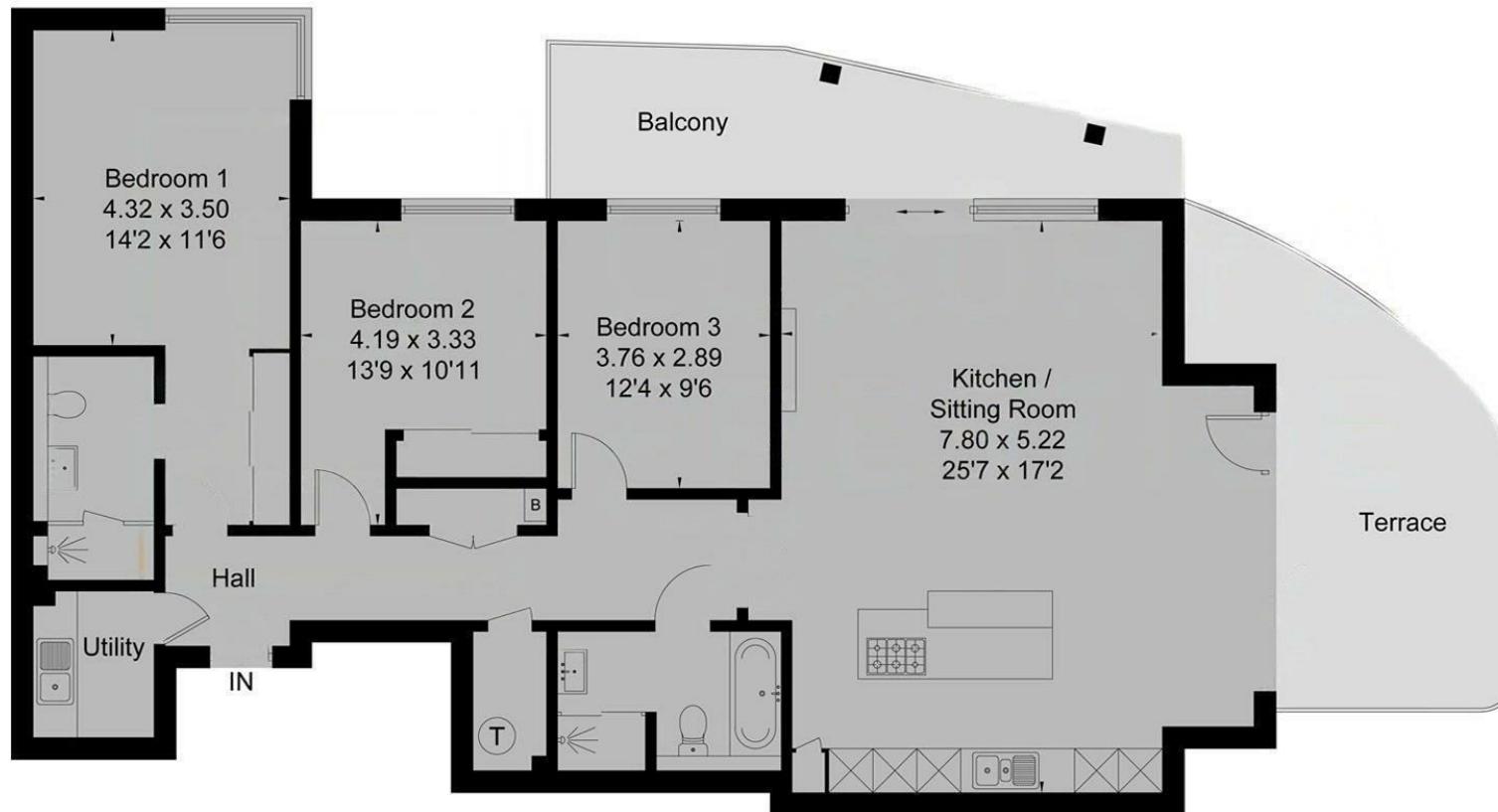
Tenure: Leasehold

Maintenance approximately £3,200 PA

Ground rent £350 PA

Apartment 3 Tranquillity, 8 Nairn Road, Canford Cliffs, Poole, BH13 7NQ

Approximate Area = 124.1 sq m / 1336 sq ft
 Balcony / Terrace Area = 33.4 sq m / 359 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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