



NAIRN ROAD, CANFORD CLIFFS











DETAILS

An exceptional ground floor apartment within an exclusive gated development positioned alongside the Championship course at Parkstone Golf Club.

Designed with contemporary living in mind and finished to a high standard throughout, the apartment centres around a superb open-plan kitchen diner with Miele appliances, and a large living room, where large double-glazed windows and doors create a light-filled atmosphere. Bi-fold doors provide direct access to the landscaped gardens. The beautiful outside area provides an extension of the living space and a magnificent view of Parkstone Golf course.

There are three generous double bedrooms complemented by a contemporary family bathroom, and a well-appointed principal suite with stylish en-suite shower room, and a generous sun terrace with private gardens. Secure underground parking for two vehicles, visitor parking, private storage and electronically gated access complete this impressive residence — a rare opportunity in one of the area's most sought-after addresses.

Nairn Road is ideally situated within walking distance of the vibrant amenities of Canford Cliffs Village, including a post office, hair/beauty salons, convenience stores, coffee shops, yoga studio, gastro pubs and artisan bakery/deli. The golden sandy beaches of the area are also close at hand, making this an exceptional coastal address.

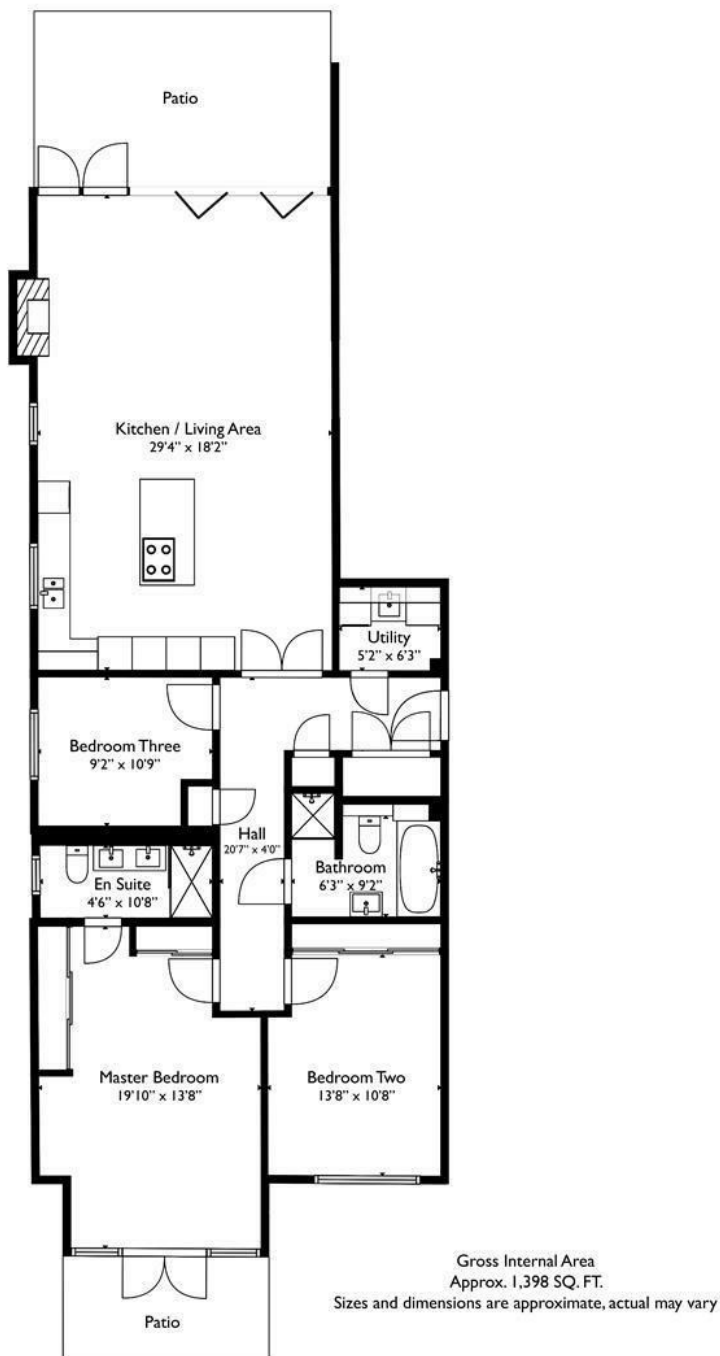
AT A GLANCE

Guide Price: £895,000
Tenure: Leasehold
Stamp Duty: £34,750 main home
Local Authority: BCP Council
Council Tax: £3,758.23 Band G

KEY FEATURES

- Spacious open-plan living with stunning outside space, inc. water softener, hot water tap
- Secure underground parking for two cars plus private store
- Gated development with landscaped gardens
- Walking distance to Canford Cliffs Village and close to beaches
- Ideal main residence or lock-up-and-leave, offered with no forward chain
- Leasehold 125 year (113 years remaining)
Service Charge £2740.18 per half year

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