



Flat 3 Compton Grove, 11 Nairn Road

Canford Cliffs

In Excess of **£800,000**





Flat 3

Compton Grove, Poole

The apartment opens into a generous hallway with fitted storage and a guest cloakroom. The lounge is bright and well proportioned, centred around a feature fireplace.

French doors lead onto a south-facing balcony with glass balustrades, providing a wonderful space for entertaining or soaking up some sunshine.

A separate dining room connects both to the sitting room and the kitchen/breakfast room, creating a practical layout for everyday living. The kitchen/breakfast room is fitted with a comprehensive range of units and integrated appliances. In addition, a separate utility room provides space for a washing machine and tumble dryer. There are three double bedrooms, each with fitted wardrobes. The principal bedroom benefits from an en-suite bathroom, while the remaining bedrooms are served by a family bathroom.

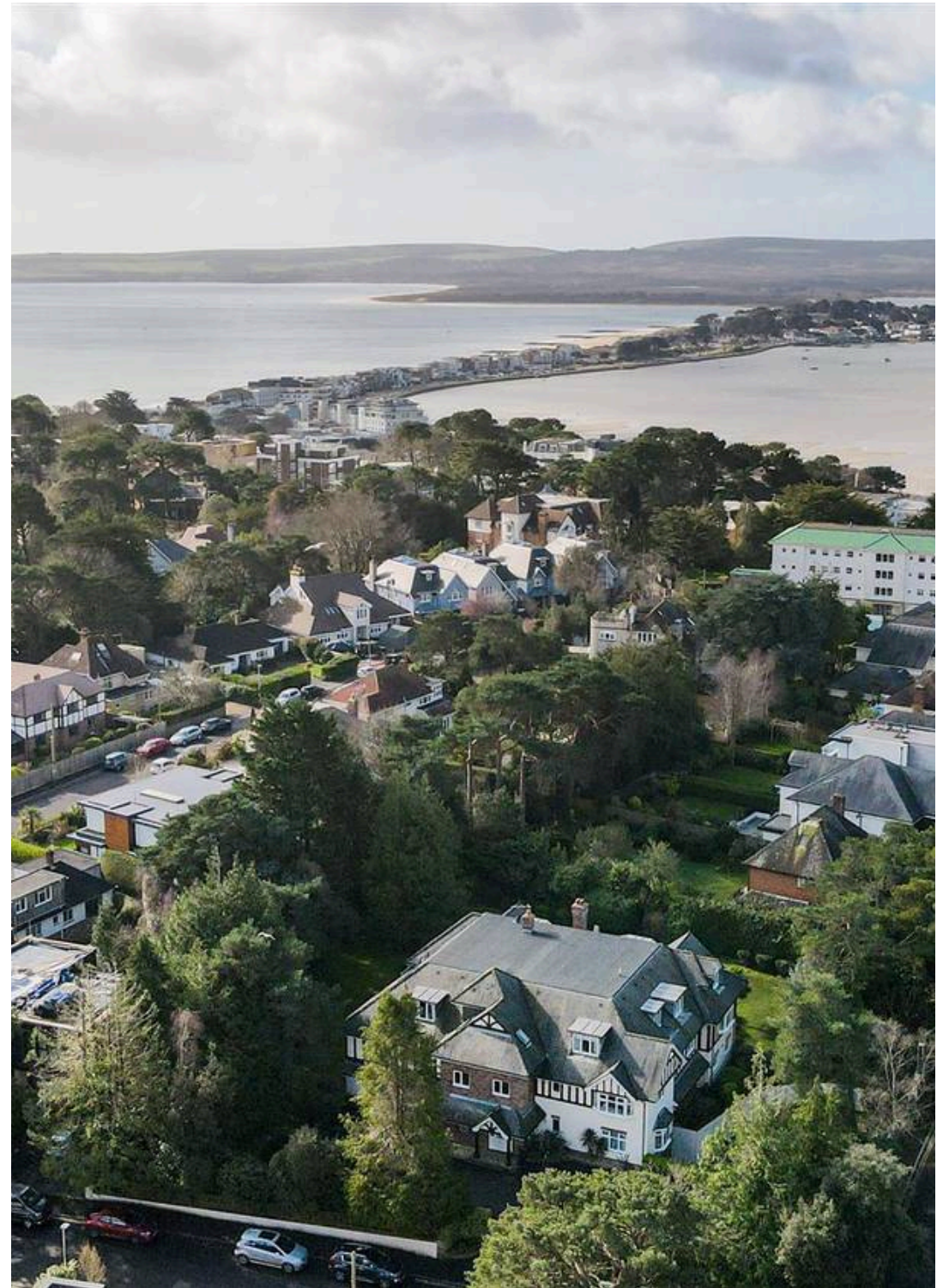
Compton Grove is set within landscaped communal grounds and offers secure underground parking for two vehicles, a private underground storage cupboard and additional visitor parking.

Council Tax band: G

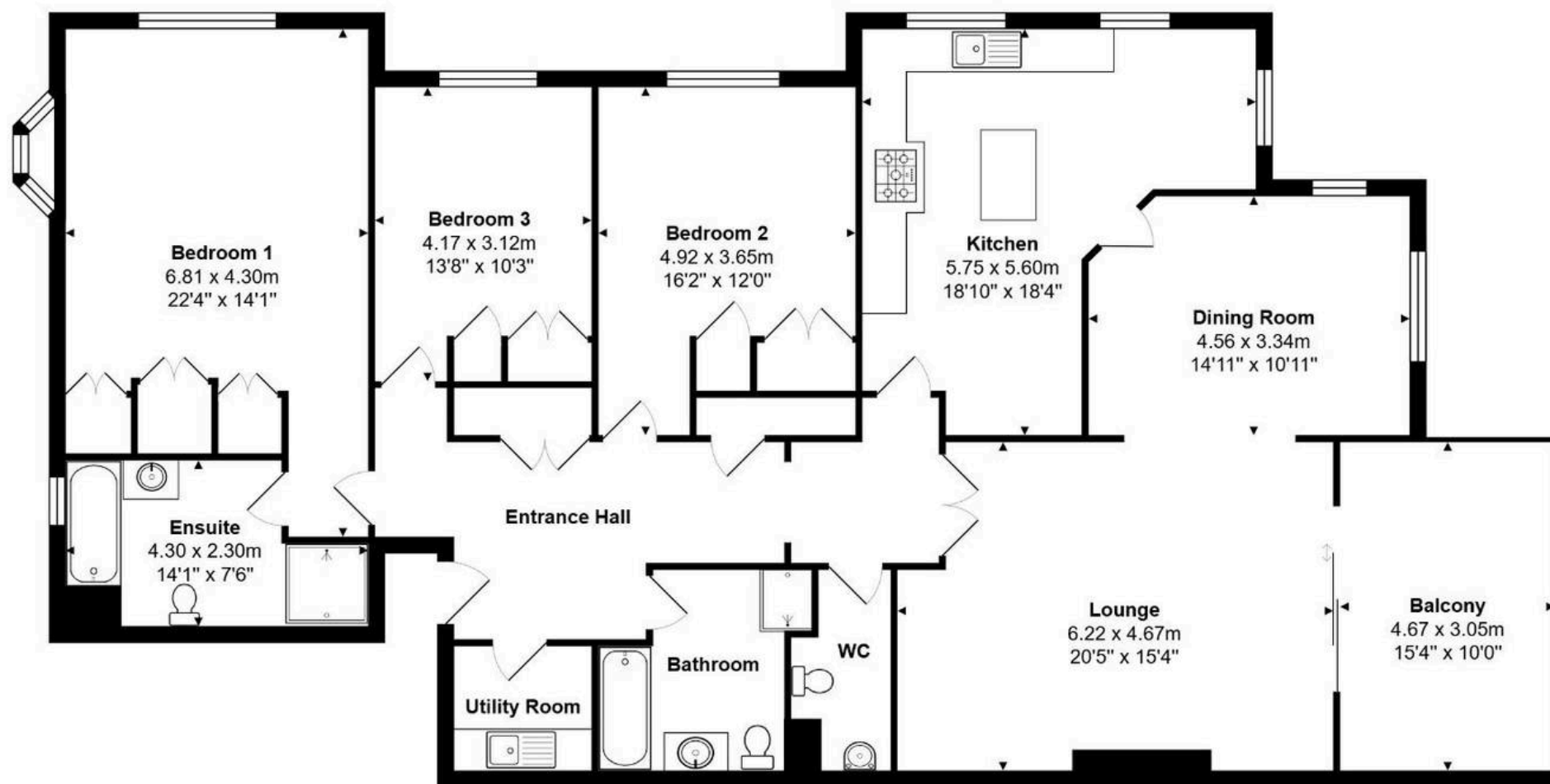
Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Total Area: 179.7 m² ... 1934 ft²

All measurements are approximate and for display purposes only





Lloyds of Canford Cliffs

32 Haven Road, Canford Cliffs BH13 7LP

01202708044 • enquiries@lloydsocanfordcliffs.com • www.lloydsocanfordcliffs.com