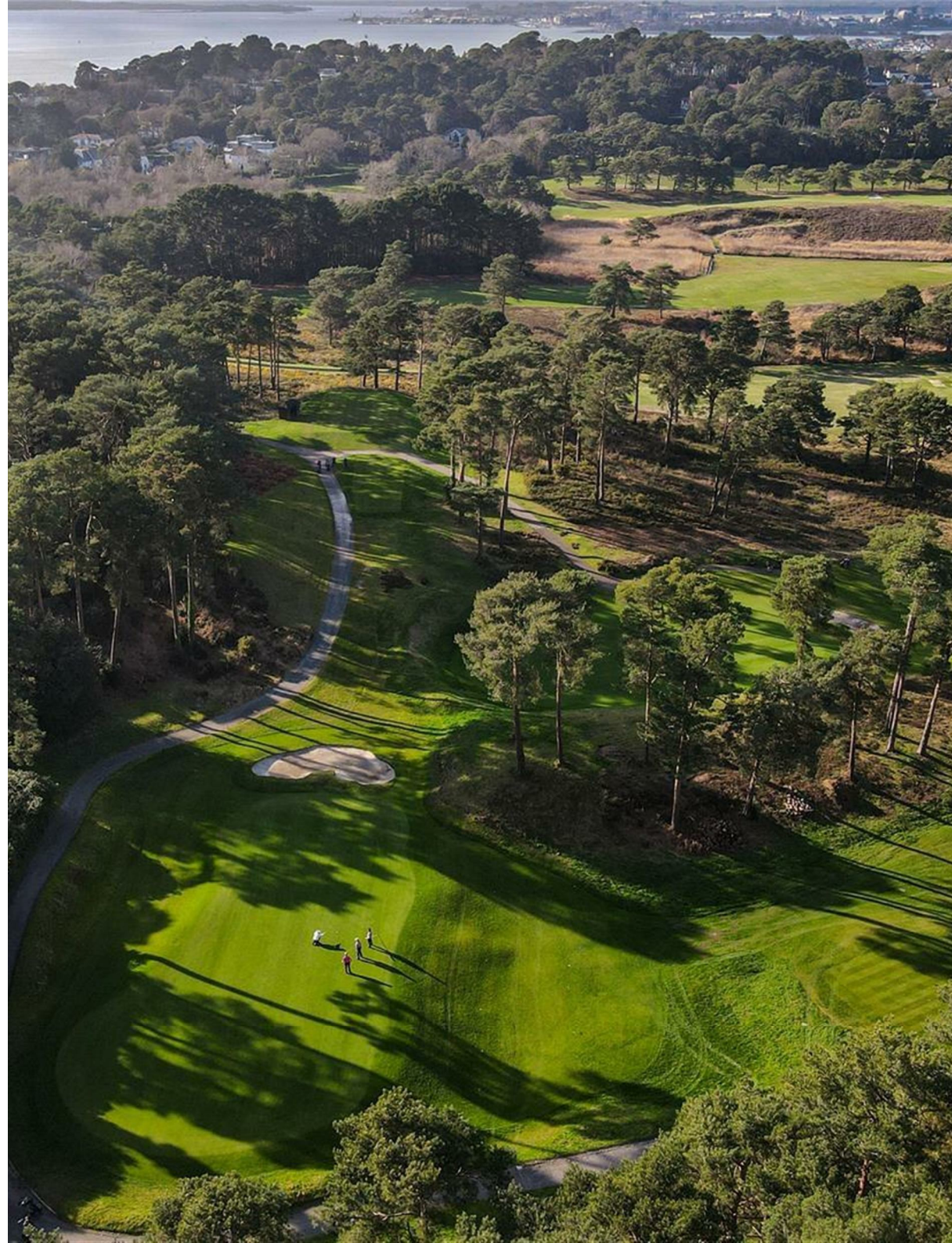




NAIRN ROAD,
CANFORD CLIFFS











DETAILS

Stunning raised ground floor apartment in gated development with three bedrooms and a large terrace overlooking 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.

Patio doors provide direct access to the generous terraces. 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.

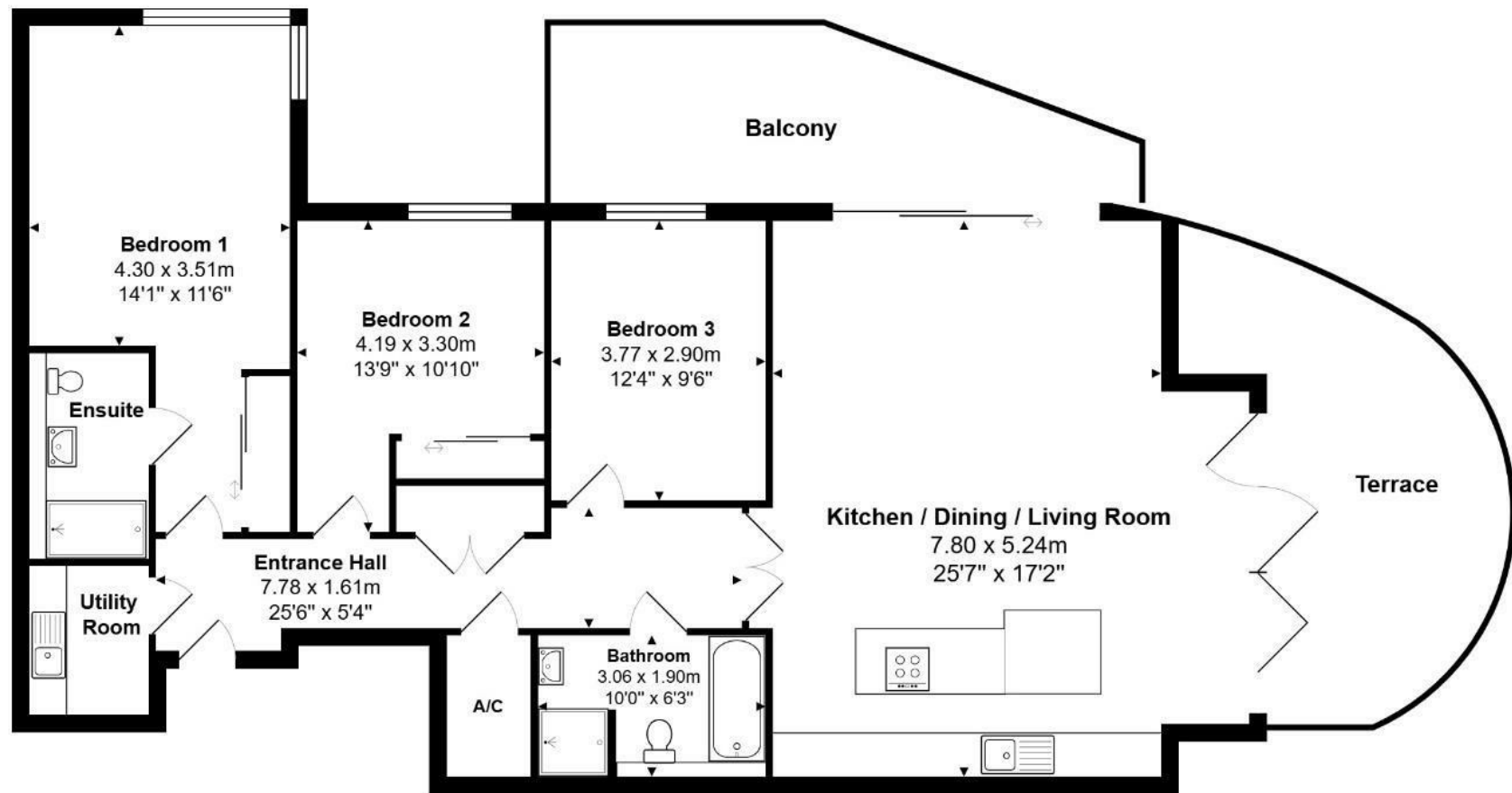
Nairn Road is ideally situated within walking distance of the vibrant amenities of Canford Cliffs Village, including a post office, hair/beauty salons, convenience stores, coffee shops, yoga studio, gastro pubs and artisan bakery/deli. The golden sandy beaches of the area are also close at hand, making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

AT A GLANCE

Guide Price:	£875,000
Tenure:	Leasehold
Stamp Duty:	£33,750 (Main Home)
Local Authority:	BCP Council
Council Tax:	£3,999.98 Band G

KEY FEATURES

- Walking distance to Canford Cliffs Village
- Secure gated development with underground parking
- Three double bedrooms & two bathrooms
- Large terrace overlooking Parkstone golf course
- Raised ground floor purpose built apartment
- No forward chain, vacant possession



Approximate Area 124.0 m² ... 1334 ft²

Balcony/ Terrace Area 33.3 sq m ... 359 sq.ft

All measurements are approximate and for display purposes only

LLOYDS

Important notice Lloyds Property Sales Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lloyds Property Sales have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.