

Flat 4 The Hamptons

Lilliput Road | Canford Cliffs | Poole | BH14 8FG

Offers over £375,000

BEEZUMS

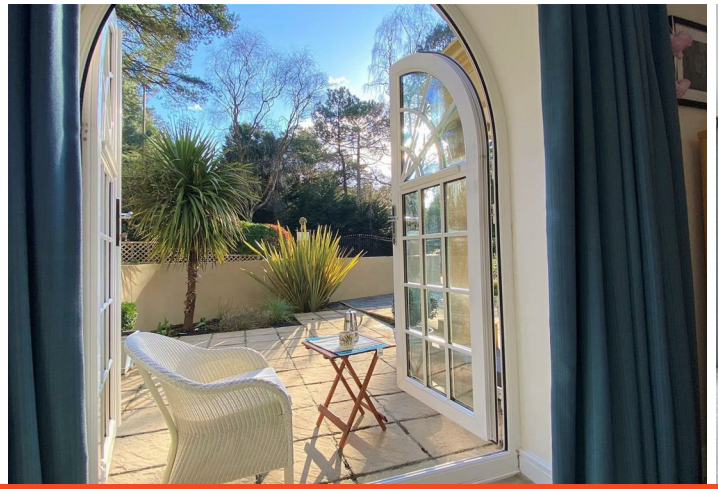
Flat 4 The Hamptons

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- **SMALL GATED DEVELOPMENT**
- **GROUND FLOOR**
- **TWO BATHROOMS**
- **EXTREMELY WELL PRESENTED**
- **EXCELLENT LOCATION**
- **SOUTH FACING**
- **BRIGHT & SPACIOUS ACCOMMODATION**
- **SECURE UNDERGROUND PARKING**

SOUTH FACING
A contemporary ground floor, two bedroom apartment situated in the highly sought after location of Canford Cliffs and only a short walk to the areas best beaches. This well planned apartment offers bright and spacious accommodation throughout, with modern kitchen, large lounge/diner, en-suite to master bedroom, well kept communal gardens, secure underground parking and lift to all floors.





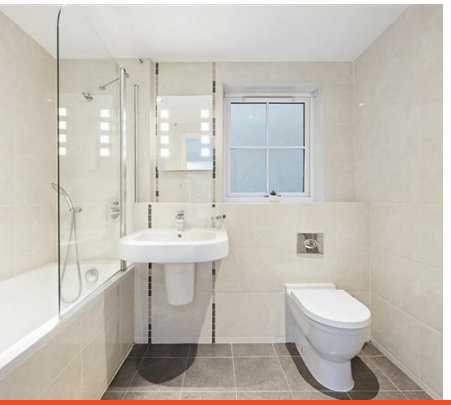












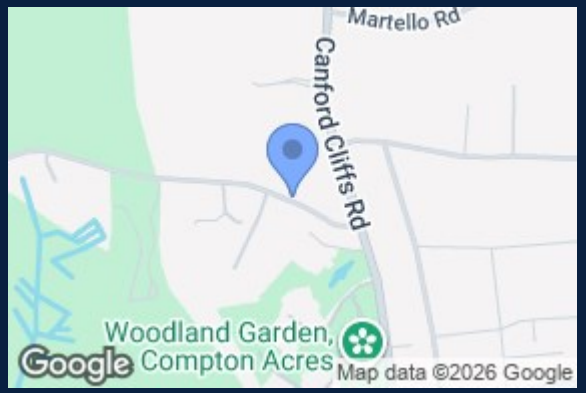
'The Hamptons' is a small gated development set in beautifully kept grounds with secure underground parking and located in a highly sought after position. The development features the most appealing of local attractions to buyers, including the beach and shops just moments away as well as the renowned Parkstone Golf Course and Poole Harbour close by.

This ground floor apartment is presented in excellent condition having been carefully looked after since new. The high specification finish and spacious living space is exemplified in the bright and large living and dining area featuring an open plan Kitchen. Further accommodation comprises of two bedrooms – both of which are double - including large Master Bedroom with en suite, a family bathroom as well as a study/utility room.

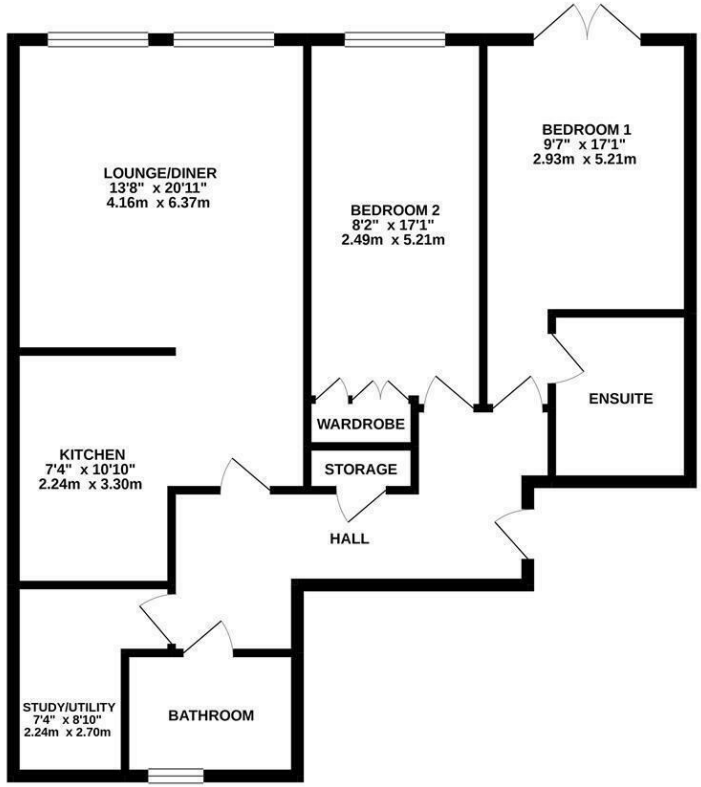
The property is conveyed with a secure underground parking space along with access to a cycle store.

Council Tax band F
Annual Maintenance £2600





GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.

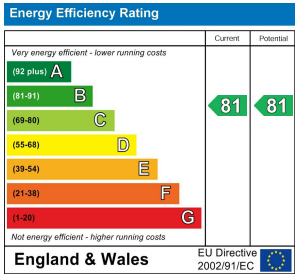


TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band **F**

EPC Rating **B**



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