



Flat 6 Haven Heights 41 Haven Road, Canford Cliffs, Poole BH13 7LQ
Guide Price £350,000 Share of Freehold





A beautifully presented first floor two double bedroom purpose built apartment situated in the heart of Canford Cliffs within walking distance to the beach, shops, bars and restaurants.

The property boasts a bright and spacious living room leading to a south facing balcony, separate kitchen breakfast room, two double bedrooms; master with ensuite shower room and modern bathroom & secure underground parking.

- First Floor
- Two Double Bedrooms
- Underground Parking
- Lift
- Large South Facing Balcony

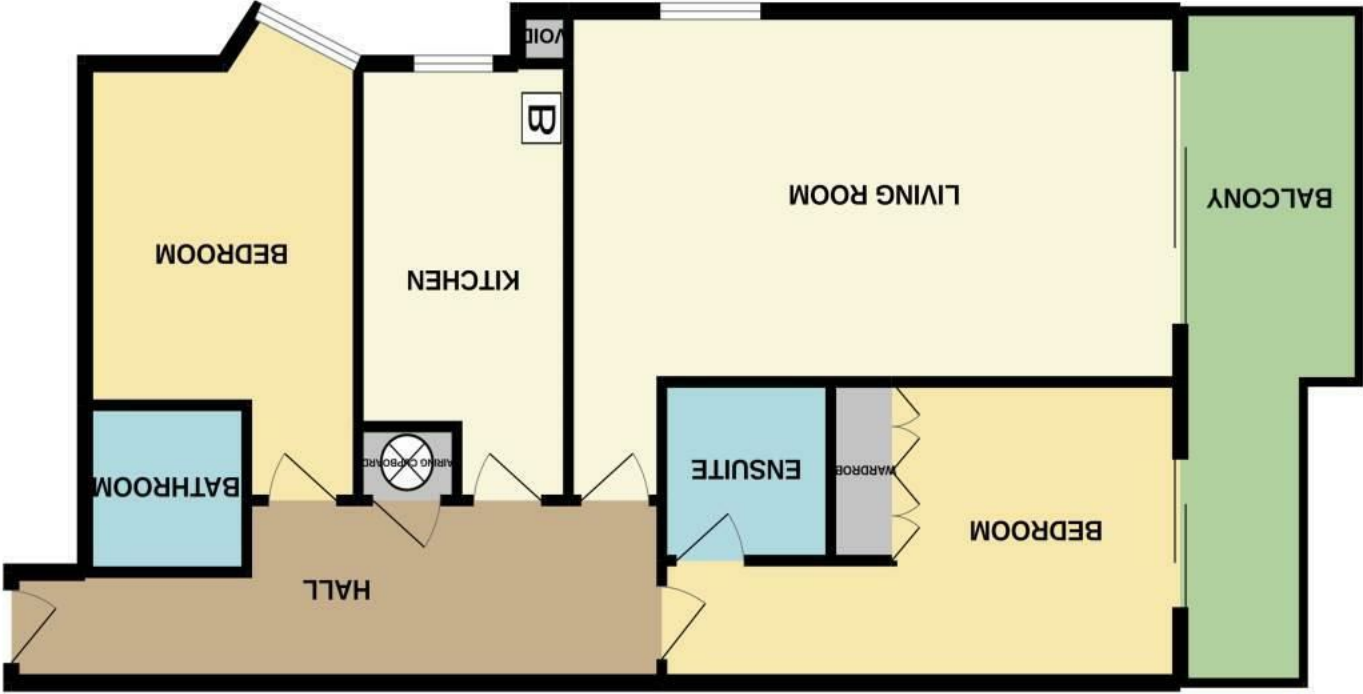
Canford Cliffs

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.





GROUND FLOOR



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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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Energy Efficiency - meter reading table	83
Energy Efficiency - meter reading table	81
Energy Efficiency - meter reading table	A
Energy Efficiency - meter reading table	B
Energy Efficiency - meter reading table	C
Energy Efficiency - meter reading table	D
Energy Efficiency - meter reading table	E
Energy Efficiency - meter reading table	F
Energy Efficiency - meter reading table	G

Environmental Impact (CO ₂) Rating	
Environmental Impact - meter reading table	83
Environmental Impact - meter reading table	81
Environmental Impact - meter reading table	A
Environmental Impact - meter reading table	B
Environmental Impact - meter reading table	C
Environmental Impact - meter reading table	D
Environmental Impact - meter reading table	E
Environmental Impact - meter reading table	F
Environmental Impact - meter reading table	G