



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.

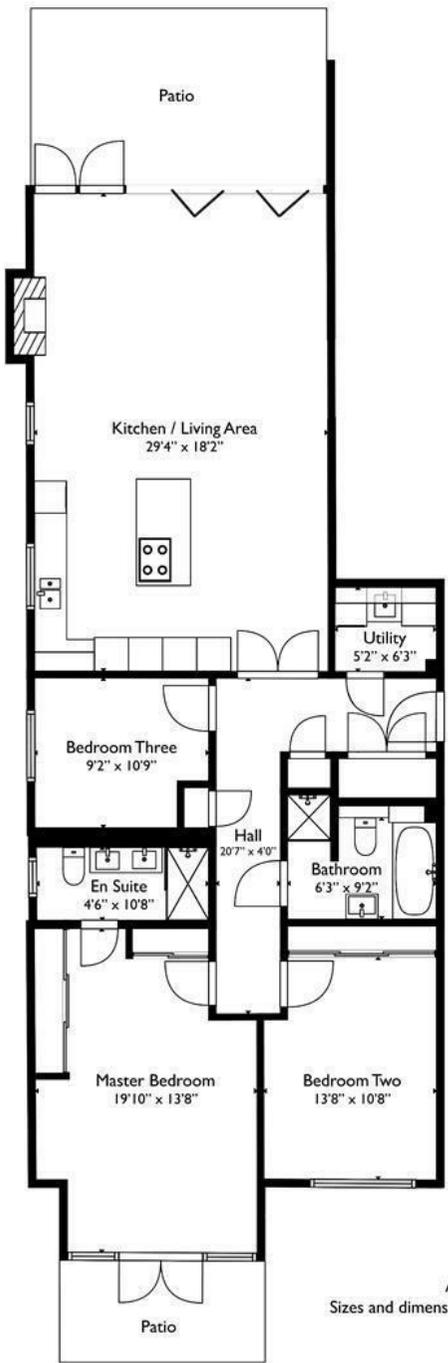
Nairn Road is ideally situated within walking distance of the vibrant amenities of Canford Cliffs Village, including a post office, hair/beauty salons, convenience stores, coffee shops, yoga studio, gastro pubs and artisan bakery/deli. The golden sandy beaches of the area are also close at hand, making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



Gross Internal Area  
Approx. 1,398 SQ. FT.  
Sizes and dimensions are approximate, actual may vary

# LLOYDS

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