



TRANQUILITY

NAIRN ROAD, CANEORD

CLIFFS











## DETAILS

Tucked away in an enviable position, Tranquillity is a most attractive modern and gated development of luxury apartments comprising just seven homes. Set in an idyllic corner of Naim Road and overlooking Parkstone Golf Course, Tranquillity is a level walk to Canford Cliffs Village where you will find an abundance of amenities including a post office, hair/beauty salons, convenience stores, coffee shops, yoga studio, gastro pubs and artisan bakery/deli.

This beautiful apartment is in the perfect location for those looking to combine modern convenience with outdoor coastal living. One of the area's many golden sandy beaches is easily accessible via a public footpath (no. 80), the entrance to which is on Haven Road.

This accommodation includes three double bedrooms with the principal featuring an en-suite shower room and dressing area and the contemporary family bathroom serves bedrooms 2 and 3. There is a useful utility room and plenty of storage.

The open plan living area is zoned for living and dining and the kitchen comes with a plethora of integrated appliances and features a stone topped island.

The passenger lift provides direct access down to the secure underground parking area where a parking space and a lock up store room is conveyed with the apartment. An additional designated parking space is situated outside the main entrance.

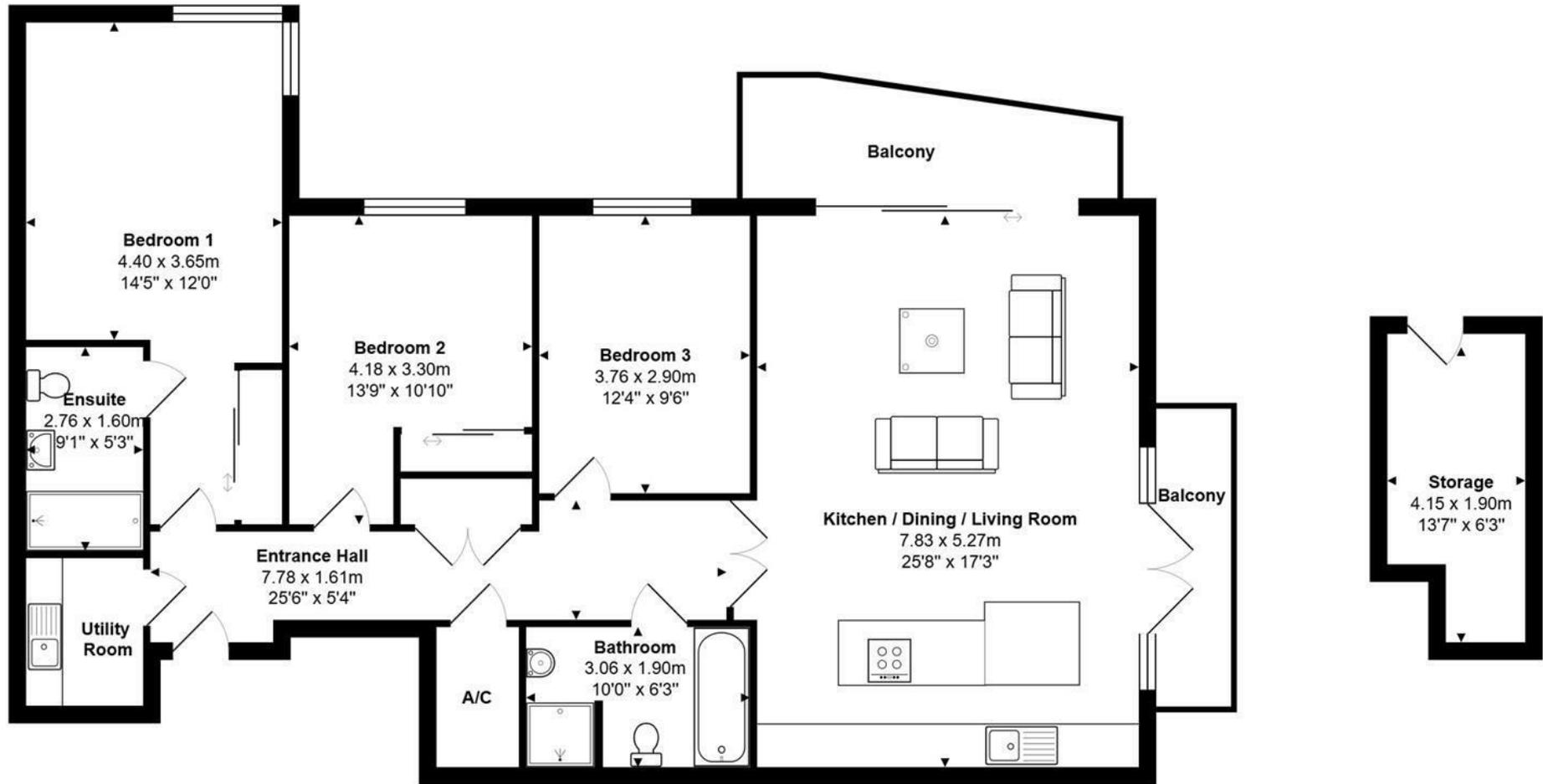
The world famous Sandbanks Peninsula is approximately a mile away and is home to a whole host of water sports facilities, boating marinas and yacht clubs. Other local leisure facilities include the 18 hole Championship Parkstone Golf Course which abuts Tranquillity, bowling greens, several health and tennis clubs.

## AT A GLANCE

Guide Price:	£877,000
Tenure:	Leasehold
Stamp Duty:	£33,850
Local Authority:	BCP Council
Council Tax:	BCP (Poole) Band G

## KEY FEATURES

- Desirable Canford Cliffs location with lovely golf course views
- Close to Canford Cliffs Village and local sandy beaches
- 1st floor, 3 double bedrooms, 2 bathrooms (1 en-suite)
- Fabulous open plan kitchen/dining/living room
- Choice of two balconies
- Parking for 2 cars plus lockable personal store room
- Underfloor heating, video entry phone system and wired for intruder alarm
- Ideal main home or lock up and leave holiday home



Total Area: 118.4 m<sup>2</sup> ... 1274 ft<sup>2</sup> (excluding balcony)

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.