



Flat 5 Halyards

Flaghead Road | Canford Cliffs | Poole | BH13 7AU

£495,000

BEEZUMS

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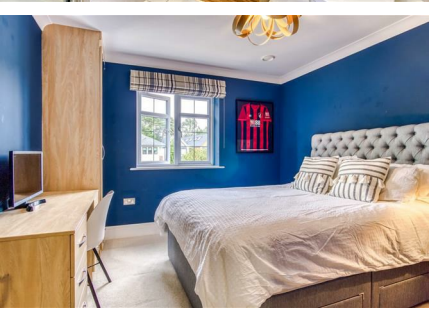
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- EXCELLENT LOCATION
- FIRST FLOOR
- TWO DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- IDEAL SECOND HOME
- SMALL MODERN DEVELOPMENT
- MODERN DECORE
- TWO BATHROOMS
- SECURE UNDERGROUND PARKING
- NO FORWARD CHAIN





PROPERTY COMPRISES

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and natural light, creating a bright and airy environment throughout.

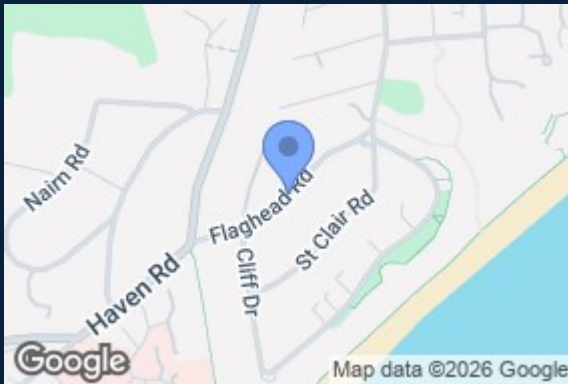
The apartment boasts an bright and spacious reception room with double doors giving access to a sunny south facing balcony, modern kitchen, two modern bathrooms including an en-suite the master bedroom, each is fully tiled and fitted with contemporary fixtures and ample storage.

LOCATION

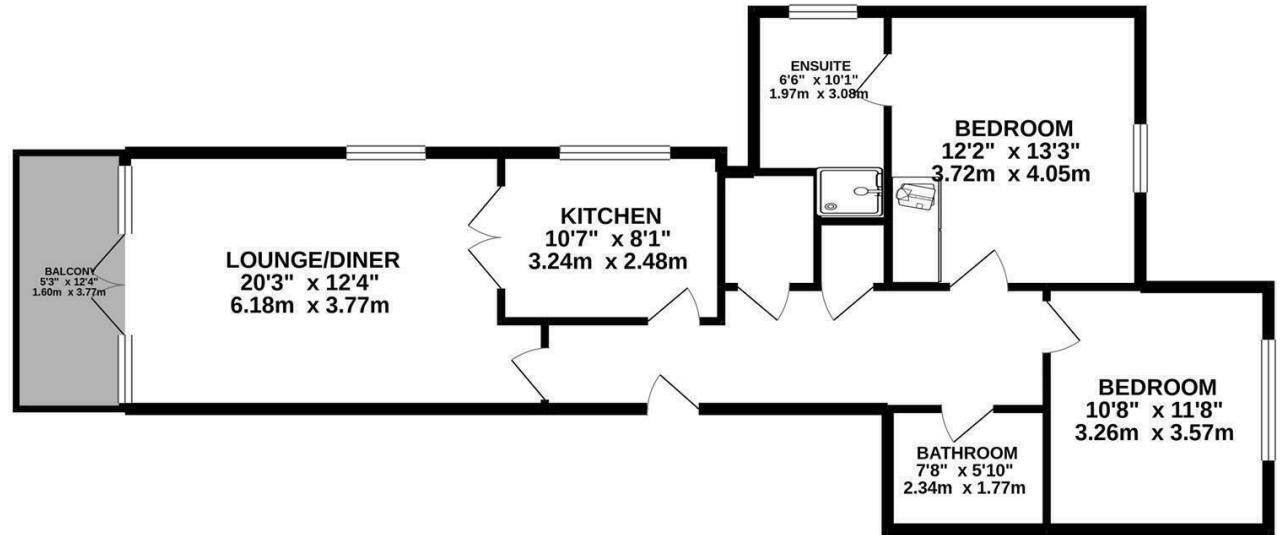
Canford Cliffs is an affluent coastal village known for its elevated position above Poole Bay and its distinctive sylvan setting. Characterised by quiet, tree-lined avenues and high-value architecture, the area offers a sophisticated retreat within easy reach of both Poole and Bournemouth.

The village high street serves as a social and commercial hub, featuring a selection of independent boutiques, upscale hair and beauty salons, and well-regarded bistros and wine bars. A key draw of the area is its direct access to award-winning Blue Flag beaches via the scenic Canford Cliffs Chine. For leisure, the village is bordered by the championship Parkstone Golf Club and is a short distance from the premium dining and boating facilities of Sandbanks.

Families are attracted by the proximity to top-tier schooling, while professionals benefit from the quiet environment and reliable transport links, including nearby mainline stations with direct services to London. Canford Cliffs remains one of the region's most prestigious postcodes, offering an understated and high-quality coastal lifestyle.



FIRST FLOOR 874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		74	74
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band F EPC Rating C

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