



£1,095,000

8 Conning Tower 75 Haven Road, Canford Cliffs, Poole, BH13 7LW


EST. 1977
KEYDRUMMOND
ESTATE AGENTS



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A first-floor apartment with stunning harbour views in the award-winning Conning Tower development — three en-suite double bedrooms, a vast open-plan living space, multiple balconies and two secure underground parking spaces. Walking distance to Sandbanks beach. No forward chain.

- First-floor apartment with stunning panoramic views across Poole Harbour to Brownsea Island
- Three double bedrooms, all with en-suite bath or shower rooms
- Expansive open-plan kitchen, living and dining space with floor-to-ceiling glazing
- Multiple private balconies capturing the harbour and garden aspects
- Two allocated parking spaces
- Set within an award-winning, architect-designed development of just nine apartments
- Walking distance to Sandbanks beach, Poole Harbour and Canford Cliffs village
- Share of Freehold • No forward chain

Local Authority , Tax Band , Tenure: Share of Freehold



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.

Property Comprises

A rare opportunity to acquire a beautifully positioned first-floor apartment within Conning Tower, one of the South Coast's most celebrated addresses. This award-winning development of just nine architect-designed apartments enjoys one of the finest outlooks on the coast — a panorama framed by the Purbecks, Corfe Castle and Poole Bay on one side, and the Harbour, Brownsea Island and Poole Quay on the other.

The apartment opens into a generous entrance foyer and hallway leading to a cloakroom and the principal accommodation. At its heart is an exceptional open-plan living,





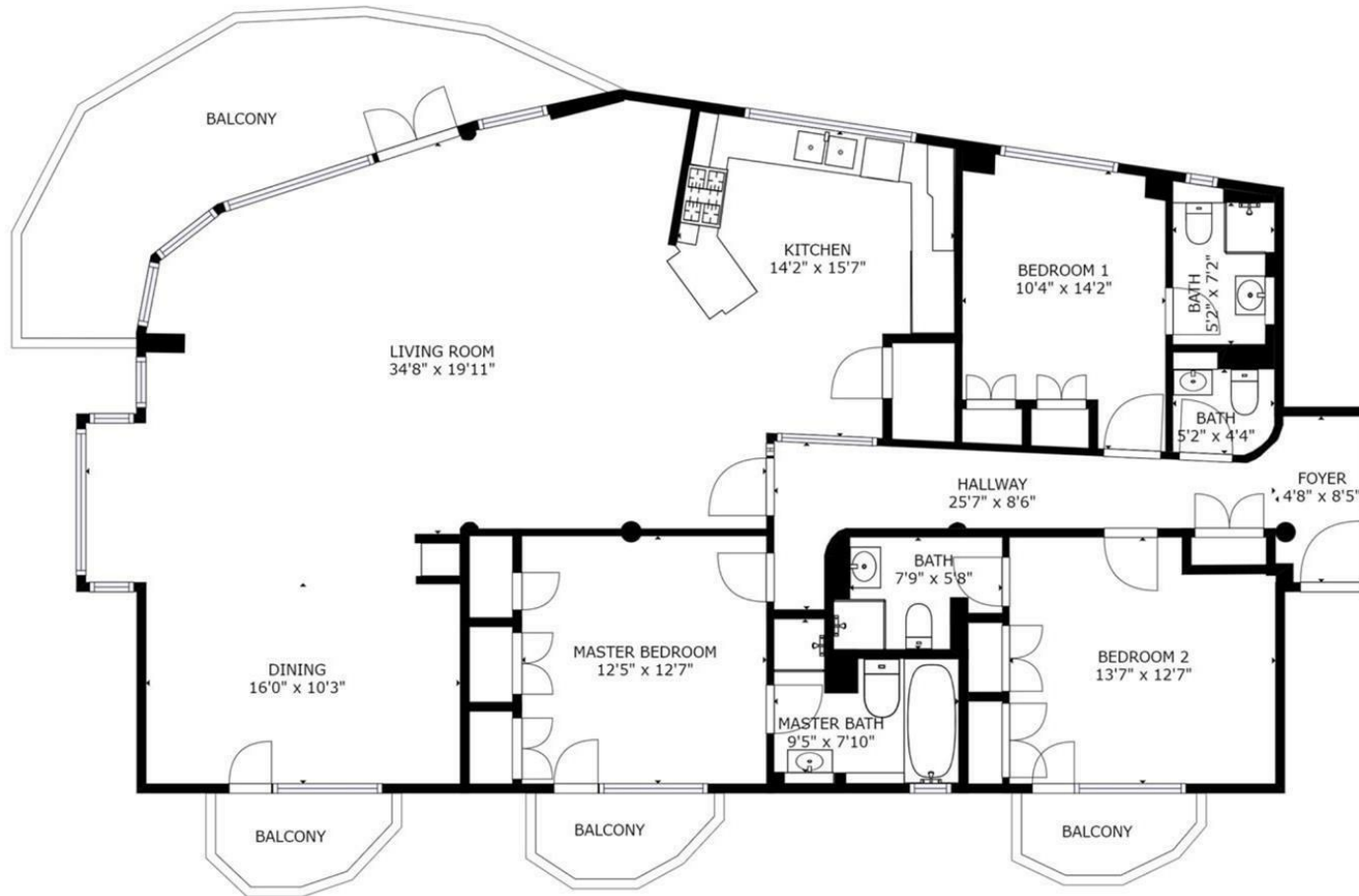


kitchen and dining space, wrapped in floor-to-ceiling glazing that floods the rooms with light and frames the ever-changing harbour view. Glazed doors open onto private balconies, blurring the line between inside and out. All three double bedrooms benefit from their own en-suite, with the master enjoying a generous bathroom and direct balcony access. The wider development is beautifully maintained, with manicured communal gardens running down towards the water, lift access and secure underground parking with two allocated spaces.

Canford Cliffs village, with its café bars, restaurants and boutiques, is moments away, while the world-famous Sandbanks Peninsula, Poole Harbour and Parkstone's championship golf course are all close at hand. Offered with no forward chain.

Tenure & maintenance:

Share of Freehold — 999-year lease from 1997 · Maintenance £1,165.53 per quarter (building insurance, window cleaning, gardening, communal area maintenance and lift) · Council Tax Band H



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 1907 sq ft
 TOTAL: 1907 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	2002/91/EC



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