Luxury+Prestige

APARTMENT 1 LEYTON CONYERS

3 MARTELLO PARK, CANFORD CLIFFS, POOLE, BH13 7BA

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vimeo

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Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Simply click on the thumbnail above to take a step inside and explore this beautiful home.

Matterport™

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

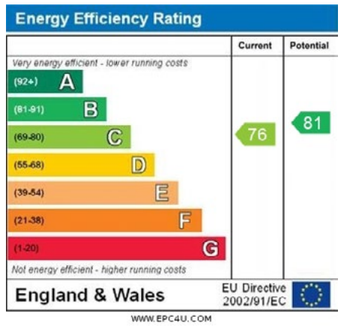
Floorplan

Apartment 1 Leyton Conyers
3 Martello Park, Canford Cliffs
Poole, BH13 7BA

GROSS INTERNAL AREA

Apartment: 2,299sq. ft / 214 m²

Sizes and dimensions are approximate, actual may vary.



Summary

Leyton Conyers is one of the area's most exclusive blocks of luxury apartments comprising just seven dwellings in beautifully landscaped grounds on the clifftop above the beach.

Martello Park is a very favoured location being a quiet cul-de-sac yet convenient for the areas leisure amenities and a level walk from Canford Cliffs Village. The building has undergone a facelift in recent years resulting in modernised and luxurious circulation areas and entrance hall where the passenger lift can be found.

This ground floor garden apartment has undergone a significant no expense spared refurbishment by the current owner and to all intents and purposes it presents as brand new inside. It is a significant size - over 2,300 square feet - and it benefits from a large terrace which extends the full width of the apartment and which connects to the garden via a private gate and steps. It comprises three double bedrooms, each with en suite facilities, a separate study, semi open plan kitchen, living and dining as well as a reception hall.

The pictures and video paint a picture of the exceptional standard of fit and finish and the luxury specification includes a Control4 home automation system, which controls the lighting, under floor heating, CCTV, blinds, TV and audio. Also included is an underground private garage with private store room as well as a separate underground parking space.

Details

Guide Price:	£1,750,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £123,750* Additional Home £211,250* ** based on guide price *
Local Authority:	BCP Council
Council Tax:	Band G 2025/2026 £3,999.98pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- Amazing sea views
- Wonderful location
- Beautiful grounds
- Over 2,300 square feet
- Three bedrooms, three bathrooms
- Exceptional standard of finish
- Control 4 automation and intelligent lighting
- Huge private sun terrace
- Open plan living and separate study
- Private garage and store

Our team

Steve Isaacs
Director

07970 878106
steve@luxuryandprestige.com

David Chissell
Director

07795 835647
david@luxuryandprestige.com

Harriet Towning
Head of Sales

07809 908718
harriet@luxuryandprestige.com

Adrianna Ciereszko
Photographer

01202 007373
adrianna@luxuryandprestige.com

Ryan Horan
Land & New Homes

07512 196688
ryan@luxuryandprestige.com

Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com

Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com

Joanne Bound
Search Agent

01202 007373
jbound@luxuryandprestige.com

Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
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