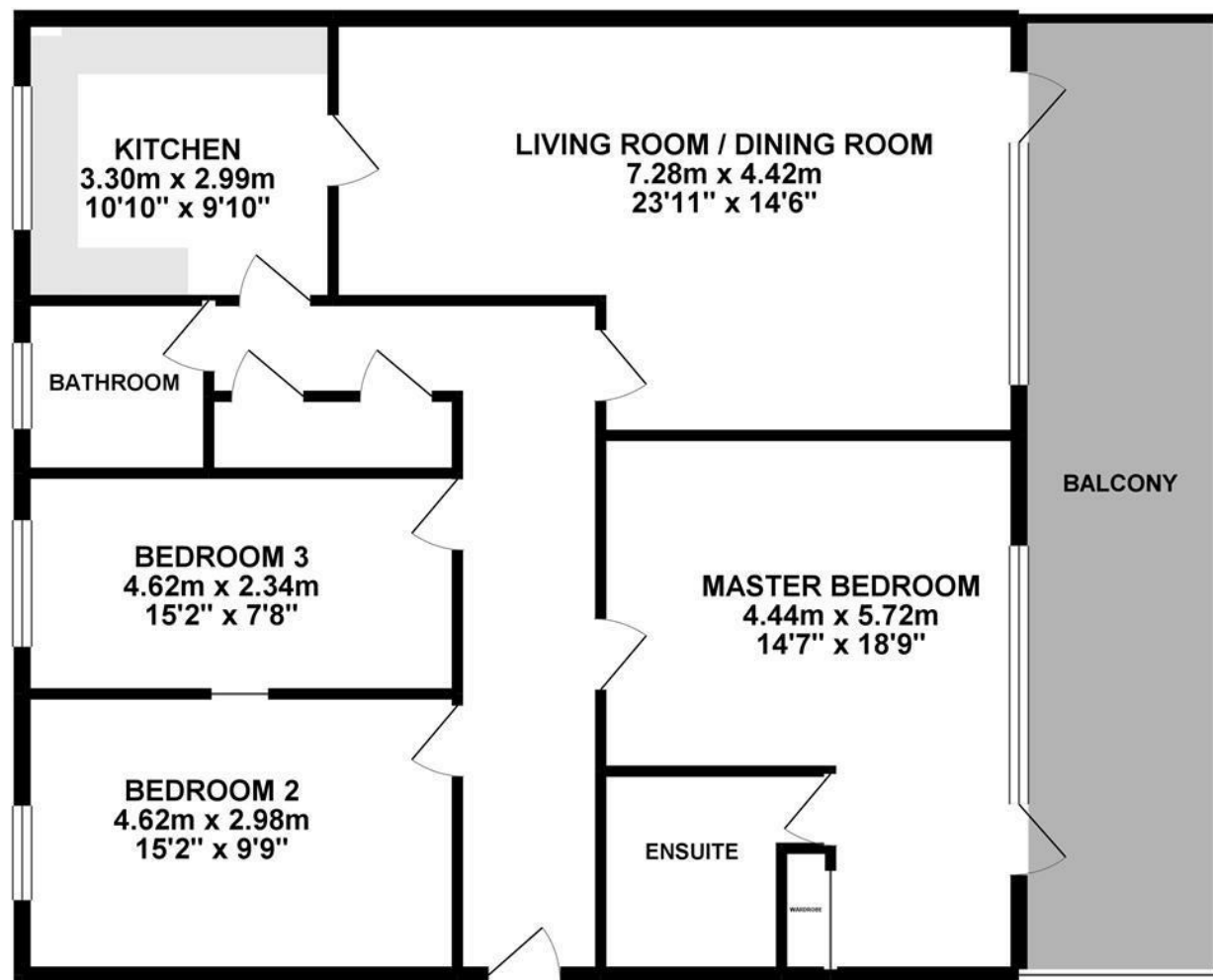


GROUND FLOOR 109.53268382702063 sq. m.
(1179.00 sq. ft.)



TOTAL FLOOR AREA : 109.53 sq. m. (1179.00 sq. ft.) 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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Offices at:

19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE
113 Commercial Road, Ashley Cross, Poole, BH14 0JD
14 Dorchester Road, Oakdale, Poole, BH15 3JY

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Canford Cliffs

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EST. 1977

KEY DRUMMOND

ESTATE AGENTS



Flat 13 Brackens Way Martello Road South, Canford Cliffs, Poole BH13 7HH £399,950 Share of Freehold

A SPACIOUS and VERY BRIGHT, SOUTH FACING THREE DOUBLE BEDROOM SECOND FLOOR APARTMENT, positioned within a QUIET LOCATION in the heart of Canford Cliffs Village and only a SHORT WALK to the areas AWARD WINNING blue flag beaches.

- SOUGHT AFTER BLOCK
- THREE DOUBLE BEDROOMS
- LARGE SOUTH FACING BALCONY
- SECOND FLOOR APARTMENT
- SPACIOUS ACCOMMODATION
- LIFT TO ALL FLOORS

Location

Situated in the prestigious Martello Park, it is a short level walk to the affluent Canford Cliffs village and just moments from the award winning Blue Flag beaches that this area has to offer. In the village, you can find an array of amenities including high street banks, a post office, a convenience store, an artisan bakery and deli, hair and beauty salons, coffee shops, wine bars and bistros.

The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yachts 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 bright and spacious well positioned three bedroom second floor apartment within a purpose built development. The apartment is presented in very good order throughout with a spacious lounge/dining room, fitted kitchen, two bathrooms (one en-suite), double glazed, gas central heating and abundance of storage is also on offer. The large southerly facing sun balcony is a particular feature due to its size and incredibly bright aspect while also being very private and secluded.

Outside, the block features beautiful and quiet communal grounds with ample sitting areas and a feature pond. A garage is conveyed with the apartment and there is further additional visitor parking.

Entrance Hallway

Kitchen
10'10 x 9'10 (3.30m x 3.00m)

Living/Dining Room
23'11 x 14'6 (7.29m x 4.42m)

Master Bedroom
14'7 x 18'9 (4.45m x 5.72m)

En-Suite

Bedroom Two
15'2 x 9'9 (4.62m x 2.97m)

Bedroom Three
15'2 x 7'8 (4.62m x 2.34m)

Bathroom

Maintenance Details

Tenure: Share of Freehold
Maintenance: £3184.64 pa to include water, building insurance, window cleaning, gardening, maintenance & cleaning of communal areas and garage.
Council Tax Band: E

