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WHERE SERVICE COUNTS

**172 Canford Cliffs Road
Poole, Dorset, BH13 7ES**

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Share of Freehold Price £375,000

Set just a hundred yards from the shops at Canford Cliffs Village and within one mile walking distance from the beach, is this raised ground floor, spacious 3 double bedroom apartment that has been used as a second home and is being sold with no forward chain. This well-presented apartment has a delightful outlook over an area of woods that lead to Parkstone Golf Club. It benefits from a fully fitted kitchen, modern bathroom with separate cloakroom, spacious lounge with balcony and has a single garage. The location is ideal as it is within walking distance to restaurants, Compton Acres, shops in the village as well as being a mile from Sandbanks and the harbourside. Carisbrooke is a development of just 17 flats in 2 blocks with an entry phone system, passenger lift and visitors parking.

- Superb location set just a moments' walk from Canford Cliffs Village
- 3 double bedroom raised ground floor apartment
- Ideal as a second home and has no forward chain
- Well-presented internally
- Westerly facing balcony with a beautiful, wooded outlook
- Fitted kitchen with integrated appliances to include a 4 ring Ariston hob with extractor over, Competence oven, fitted AEG microwave, fridge, and freezer.
- Fitted wardrobes in bedroom 1 and 3
- Modern bathroom with a shower over the bath and a separate cloakroom
- Fully serviced boiler which was replaced in 2004
- Gas central heating and double glazing
- Entryphone system and well-kept communal hallways
- Single garage
- Further visitor parking on site and the block is set in nicely kept gardens backing onto an area of woods

Wonderful setting moments away from Canford Cliffs Village offering a variety of shops, restaurants, hairdressers etc. The sandy beaches of Canford Cliffs, Branksome and Sandbanks are all within 1.5 miles. Parkstone Golf Club is within a mile away. Poole and Bournemouth town centres are both within 4 miles offering a range of high street shops and restaurants.

Term of Lease: 999 years from 2002

Maintenance Charges: Approximately £2,250 Per Annum

Ground Rent: N/A

COUNCIL TAX BAND: E EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

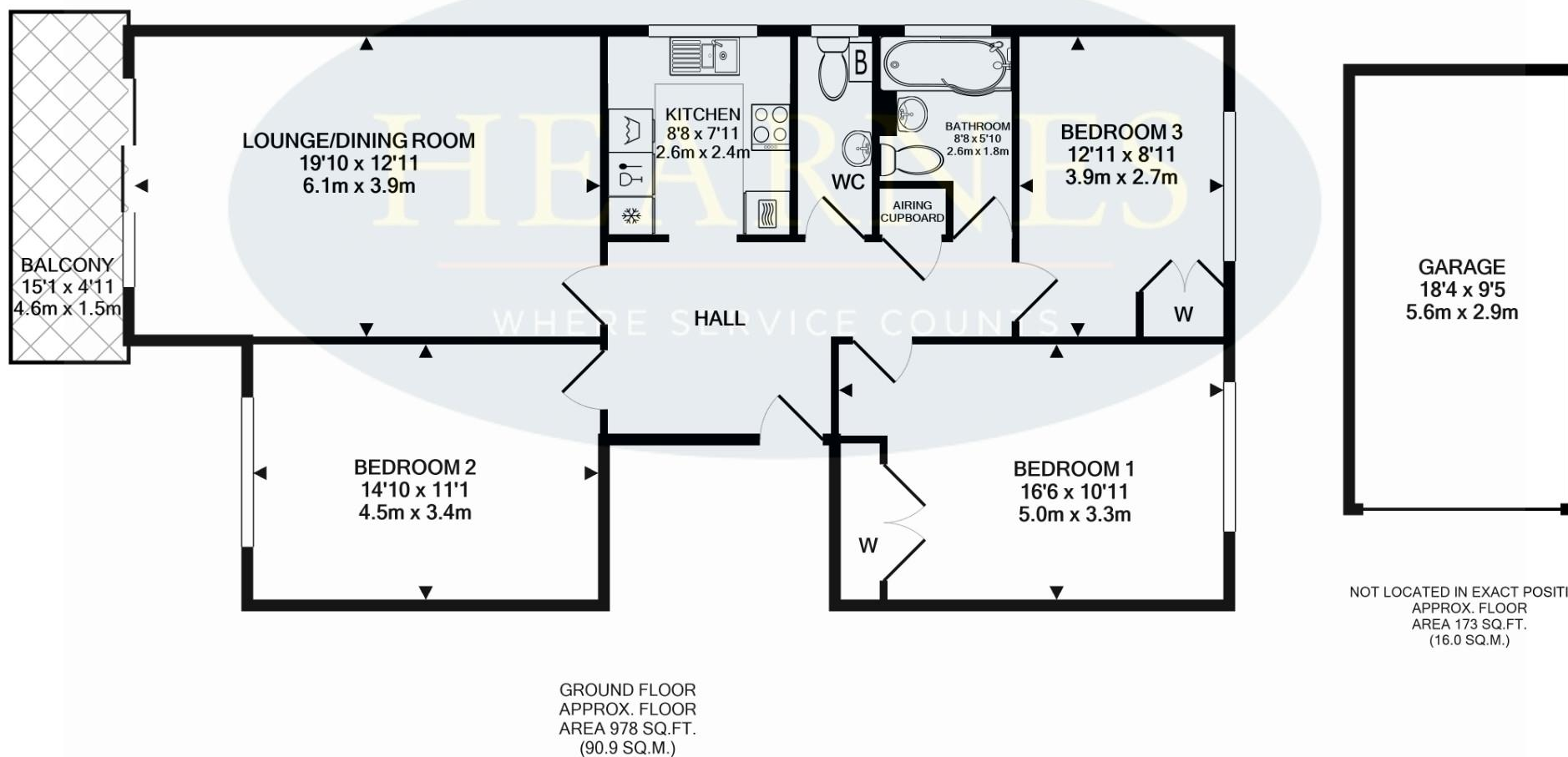




TOTAL APPROX. FLOOR AREA 1151 SQ.FT. (106.9 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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Canford Cliffs Beach



Parkstone golf course



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www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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