



Penthouse 11 Martello Road South, Canford Cliffs, Poole BH13 7HF  
Guide Price £1,500,000 Share of Freehold

THE PENTHOUSE - 2,056 SQ.FT.



**Please note:** All room dimensions are approximate and are measured from the inner edge of the walls.  
Final design of properties may vary from those illustrated due to ongoing property development and refinements.



PERCORSO  
NUMBER ELEVEN MARTELLO ROAD SOUTH

**PENTHOUSE - Percorso, Martello Road South boasts 13 stunningly appointed apartments across four floors with incredible views across Canford Cliffs to the coast. The apartments are located within the heart of Canford Cliffs Village with just a short walk to the BEACH.**

- Canford Cliffs Village
- Stunning Design
- Beach Moments Away
- 13 Apartments
- Secure Parking
- New Build

### **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 apartment is adjacent to a pathway leading to Flaghead Chine with its sandy beaches. 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.

### **Information**

Percorso boasts 13 stunningly appointed apartments across four floors with incredible views across Canford Cliffs to the coast. For added security and exclusivity the apartments all have dedicated, highly secure underground parking spaces as well as a cycle store. The apartments range from 833 sq.ft. up to an impressive 2,056 sq.ft. for the penthouse apartment and offer luxurious living for the discerning owner.

All prices and floorplans are within images attached.

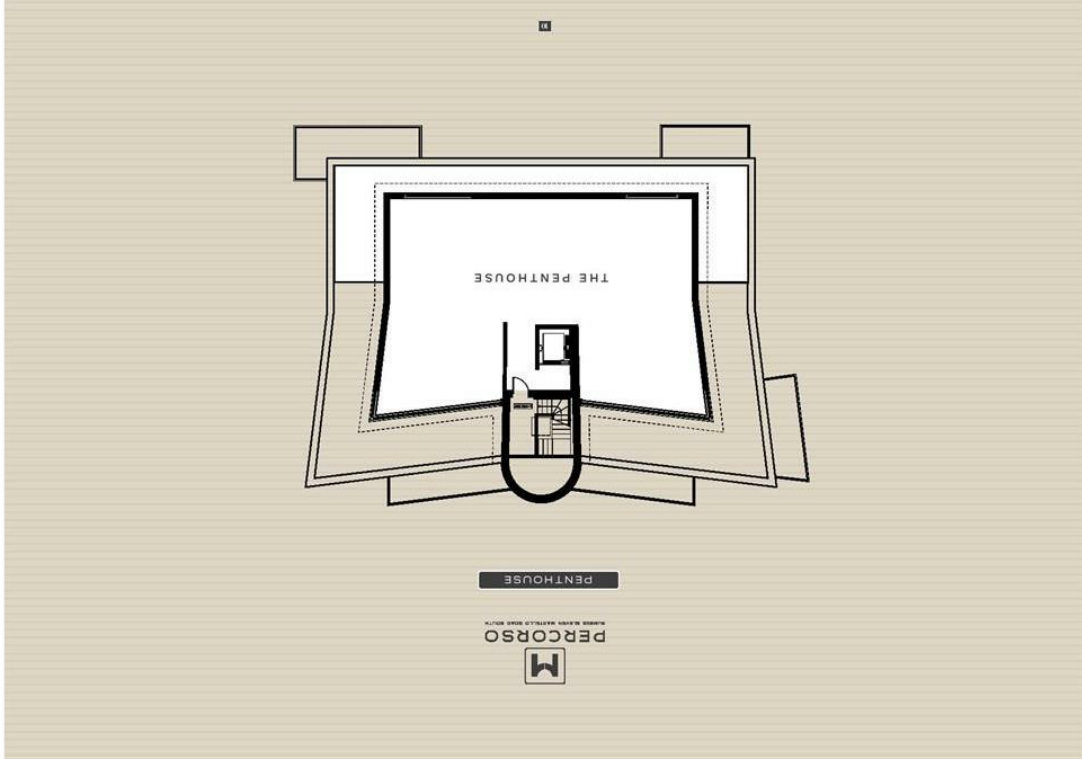


**Key Drummond**

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Please note all room dimensions are approximate and are measured to the inner wall of the walls.  
 A range of options are available for the kitchen and bathroom fittings and fixtures.  
 The Agency is not responsible for the accuracy of the information provided.

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 purchaser 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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Below average energy efficiency - higher running costs	D
Poor energy efficiency - higher running costs	E
Very poor energy efficiency - very high running costs	F
Extremely poor energy efficiency - very high running costs	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Very low environmental impact - lower CO <sub>2</sub> emissions	A
Low environmental impact - lower CO <sub>2</sub> emissions	B
Decent environmental impact - lower CO <sub>2</sub> emissions	C
Average environmental impact - lower CO <sub>2</sub> emissions	D
Below average environmental impact - higher CO <sub>2</sub> emissions	E
Poor environmental impact - higher CO <sub>2</sub> emissions	F
Very poor environmental impact - very high CO <sub>2</sub> emissions	G