



Flat 7, Percorso 11 Martello Road South, Poole BH13 7HF  
£725,000 Share of Freehold





**\*\*IDEAL HOLIDAY HOME\*\*** 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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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:

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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	
Climate	Domestic
Any energy efficient - smart standing loads	
100 kWh/m <sup>2</sup> A	
100 kWh/m <sup>2</sup> B	
100 kWh/m <sup>2</sup> C	
100 kWh/m <sup>2</sup> D	
100 kWh/m <sup>2</sup> E	
100 kWh/m <sup>2</sup> F	
100 kWh/m <sup>2</sup> G	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Climate	Domestic
100 kWh/m <sup>2</sup> A	
100 kWh/m <sup>2</sup> B	
100 kWh/m <sup>2</sup> C	
100 kWh/m <sup>2</sup> D	
100 kWh/m <sup>2</sup> E	
100 kWh/m <sup>2</sup> F	
100 kWh/m <sup>2</sup> G	
EU Directive 2002/91/EC	
England & Wales	