



Merrow Chase 43-45 Haven Road, Poole BH13 7LQ
£365,000 Share of Freehold





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 world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht 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.

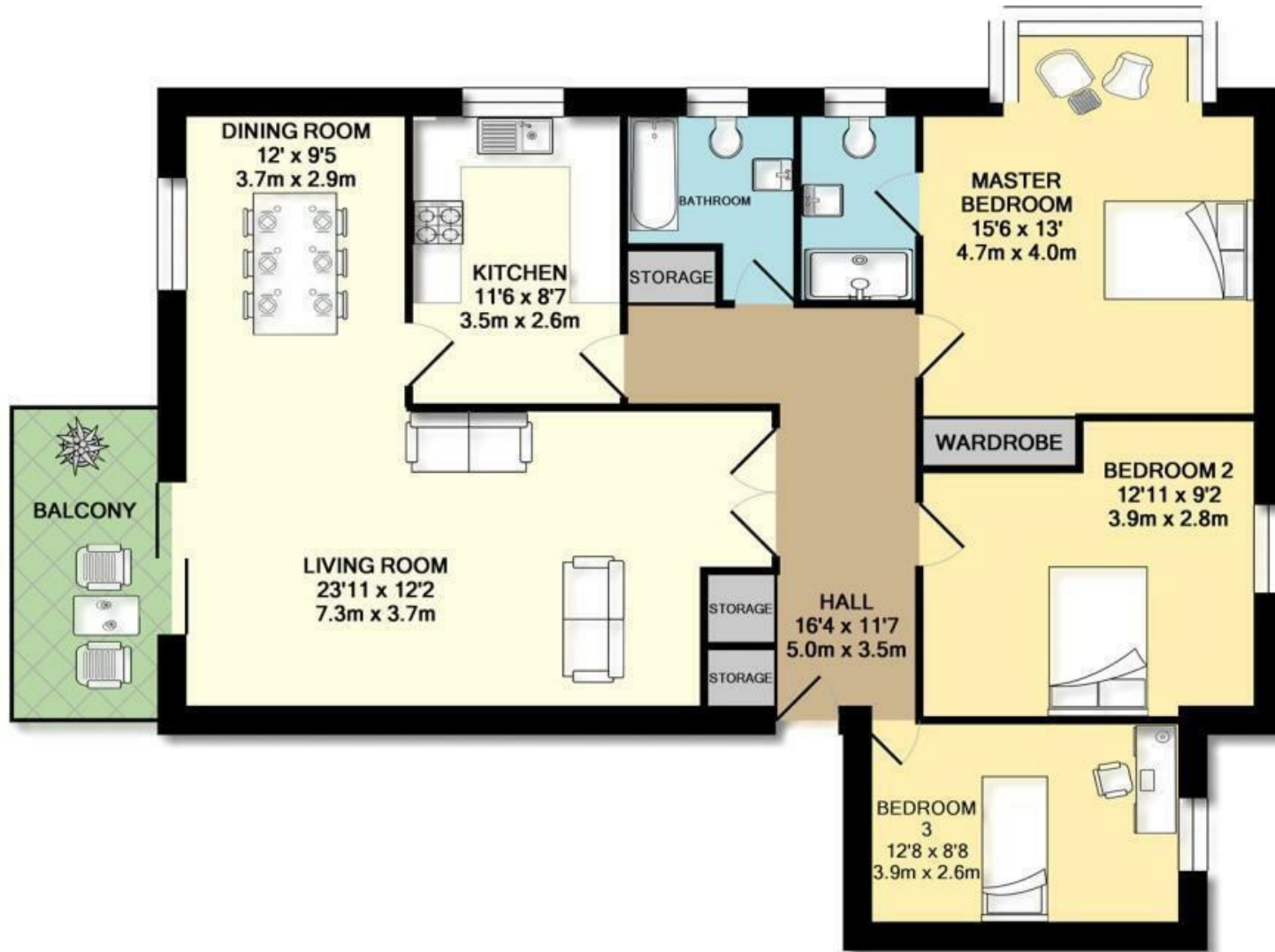
Property Comprises

A beautifully proportioned three-bedroom apartment set within the prestigious Merrow Chase development, moments from the golden sands of Canford Cliffs and the vibrant village amenities. The property offers an impressive sense of space throughout, centred around a substantial dual-aspect living room extending over 23ft, providing a superb area for both relaxing and entertaining. This flows seamlessly towards a private balcony, creating an ideal spot for morning coffee or evening unwinding.

The separate kitchen and dining arrangement offers practicality and flexibility, with a well-appointed kitchen adjoining a dedicated dining area, perfect for hosting or everyday living. The accommodation comprises three well-balanced bedrooms, including a generous principal suite with fitted storage, alongside two further bedrooms ideal for guests, family or home working. A modern bathroom and additional storage spaces enhance the overall functionality of the home.

Positioned within one of the South Coast's most sought-after locations, Merrow Chase benefits from close proximity to Canford Cliffs village, renowned for its boutique shops, cafés and restaurants, as well as easy access to Sandbanks beach and Poole Harbour.

Maintenance Cost: Circa £3,200 a year



This Floor Plan is for guidance only and is NOT to SCALE © Goadsby
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All room dimensions given above are approximate measurements

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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	