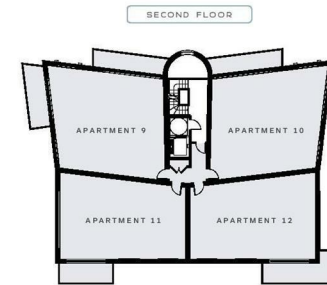




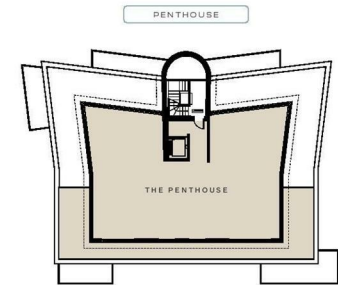
Penthouse 11 Martello Road South, Canford Cliffs, Poole BH13 7HF
Guide Price £1,575,000 Share of Freehold


PERCORSO
 NUMBER ELEVEN MARTELLO ROAD SOUTH


PERCORSO
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Percorso Apartment Prices

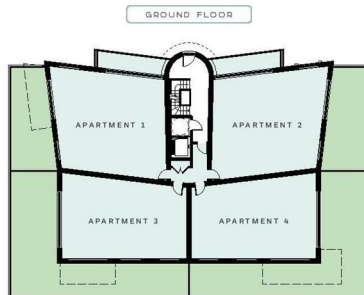


Second Floor	Size (sq. ft.)	Price
Apartment 9	922	£699,000
Apartment 10	922	£599,000
Apartment 11	833	£699,000
Apartment 12	833	£675,000

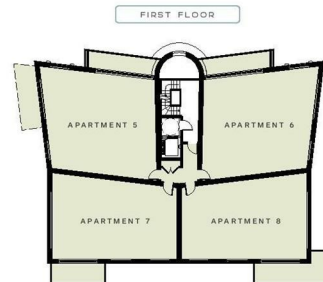


Penthouse	Size (sq. ft.)	Price
The Penthouse	2,056	£1,575,000


PERCORSO
NUMBER ELEVEN MARTELLO ROAD SOUTH
Percorso Apartment Prices



Ground Floor	Size (sq. ft.)	Price
Apartment 1	922	£625,000
Apartment 2	922	£650,000
Apartment 3	833	£650,000
Apartment 4	833	£675,000



First Floor	Size (sq. ft.)	Price
Apartment 5	922	£675,000
Apartment 6	922	£675,000
Apartment 7	833	£650,000
Apartment 8	833	£650,000

Sale agreed 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.

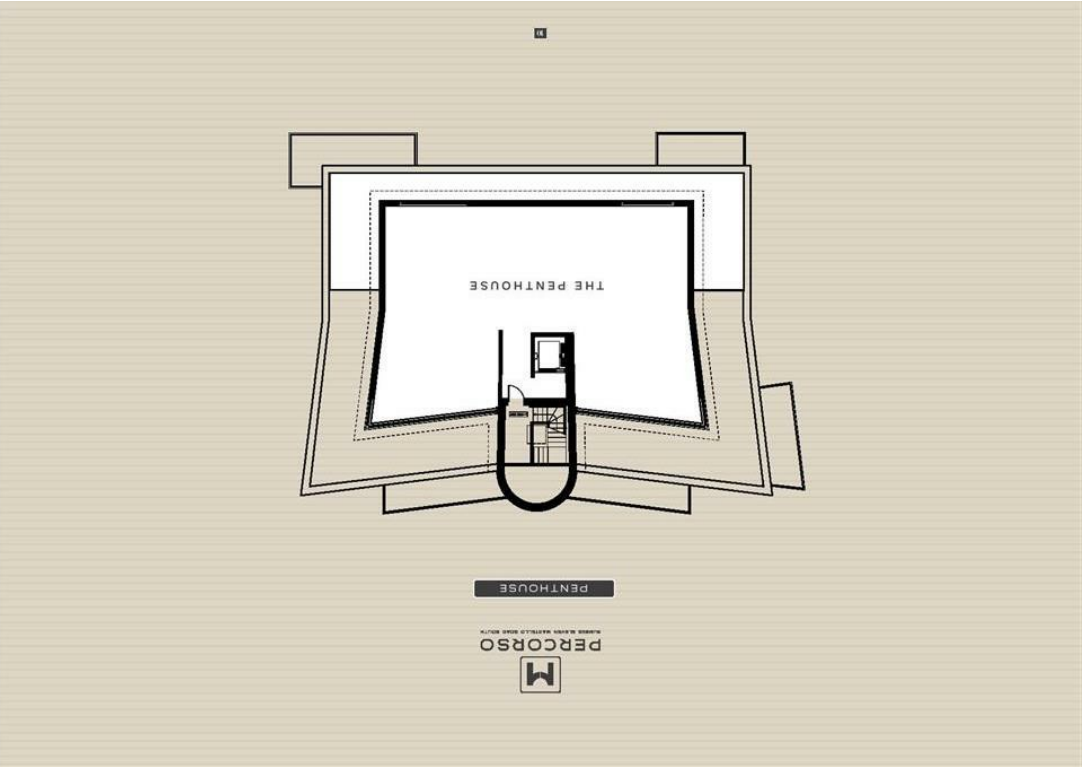


Key Drummond

Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com



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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Some energy efficiency - lower running costs	D
Low energy efficiency - higher running costs	E
Very low energy efficiency - higher running costs	F
Lowest energy efficiency - highest running costs	G

Environmental Impact (CO ₂) Rating	
Very low environmental impact - lower CO ₂ emissions	A
Low environmental impact - lower CO ₂ emissions	B
Decent environmental impact - lower CO ₂ emissions	C
Some environmental impact - lower CO ₂ emissions	D
Low environmental impact - higher CO ₂ emissions	E
High environmental impact - higher CO ₂ emissions	F
Very high environmental impact - highest CO ₂ emissions	G