



**2 Mont Calm 21 Cliff Drive, Poole BH13 7JE**  
**Guide Price £1,075,000 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**

Mont Calm is an exclusive, three-storey building comprising just three spacious apartments. Set in an enviable cliff-top position in Canford Cliffs, this elegant development boasts recently refurbished communal areas and commands breathtaking panoramic views over Poole Bay. It's ideally located just a short walk from Canford Cliffs Village, with easy access to the beach via several nearby footpaths leading directly to the promenade and the golden sands beyond. The iconic Sandbanks Peninsula lies just over a mile away.

This particular apartment is located on the first floor, perfectly positioned to take full advantage of the expansive sea views, which truly must be seen in person to be fully appreciated. Access is provided via a communal staircase or a passenger lift.

Inside, the property has been extensively renovated by the current owner to an exceptional standard, featuring high-quality materials, fixtures, and fittings throughout, all finished with meticulous attention to detail.

Offering approximately 1,267 sq ft of luxurious accommodation, the apartment is bathed in natural light, especially at the front, where south-facing windows allow sunlight to flood in and reflect off the water. The open-plan kitchen, dining, and living area is beautifully appointed and enjoys uninterrupted sea views. The primary bedroom suite is generously sized and features a stylish en suite bathroom, a dressing room, and sliding doors opening onto the balcony – the perfect spot to enjoy the finest views. Bedrooms two and three are both spacious doubles with fitted wardrobes and share a well-appointed family bathroom.

Externally, the property benefits from a single garage, an allocated parking space, and access to a well-maintained communal garden at the front of the building.

SHARE OF FREEHOLD

SERVICE CHARGE: Approx £4,000pa

### **Completely refurbished by current owner including:**

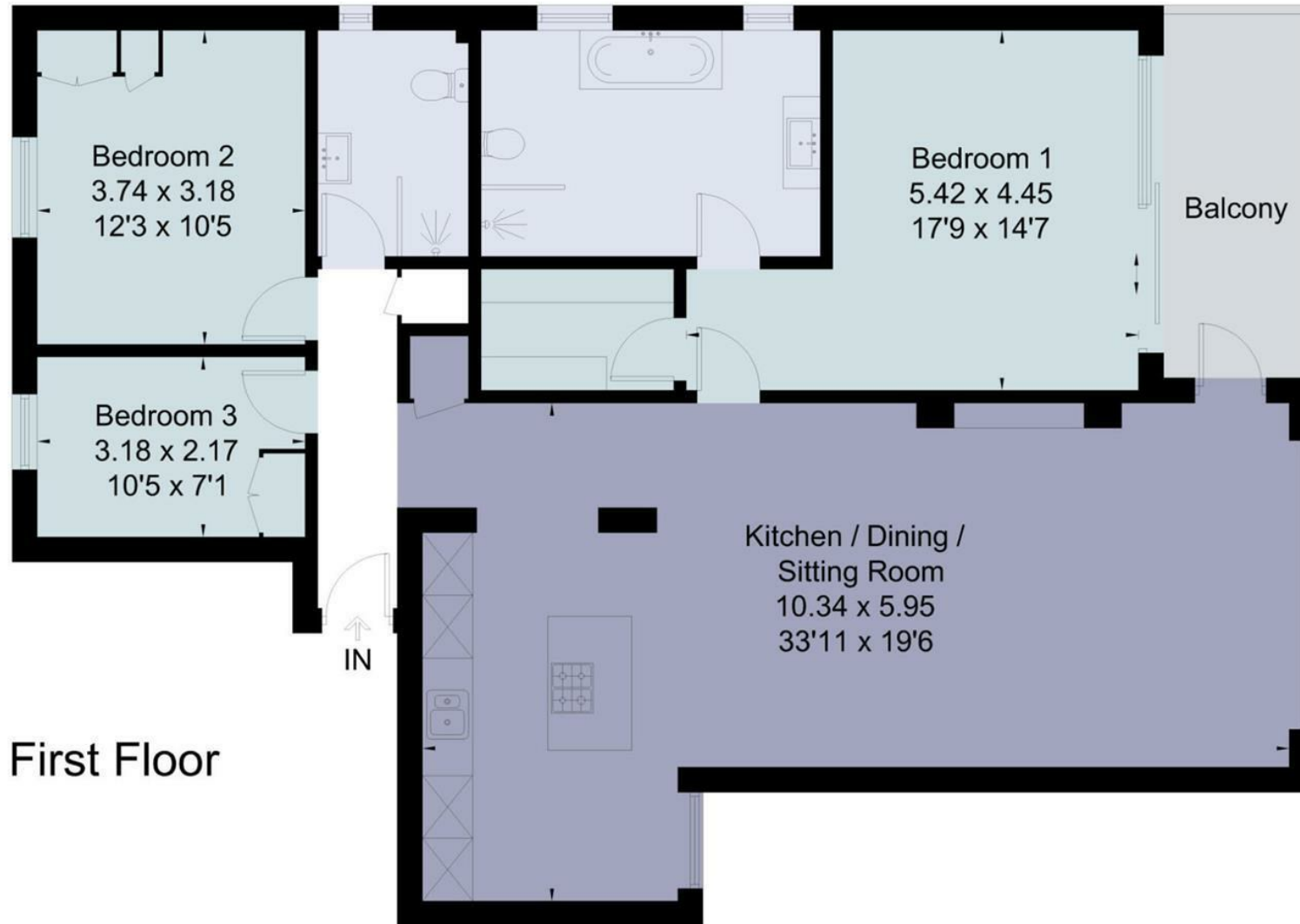
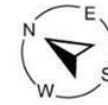
New electricity consumer unit and partial re-wire.

New Valiant boiler, radiators and fully replumbed.

New bathrooms with high end fittings.



Approximate Floor Area = 117.7 sq m / 1267 sq ft



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67992

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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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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	Target	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C		79	81	(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	