



Flat 3 Peninsular Heights Bessborough Road, Poole BH13 7JS
Offers In Excess Of £400,000 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 stylish two-bedroom apartment set within the sought-after Peninsular Heights development, just a short walk from Canford Cliffs village and the beach. The spacious living room opens onto a generous west-facing terrace, perfect for evening sun, while the separate kitchen/breakfast room is bright and well-appointed. The main bedroom features fitted wardrobes and a modern en-suite, complemented by a second double bedroom, a family bathroom, and a handy storage cupboard. With secure entry, allocated parking, and beautifully maintained communal grounds, this is relaxed coastal living at its best.

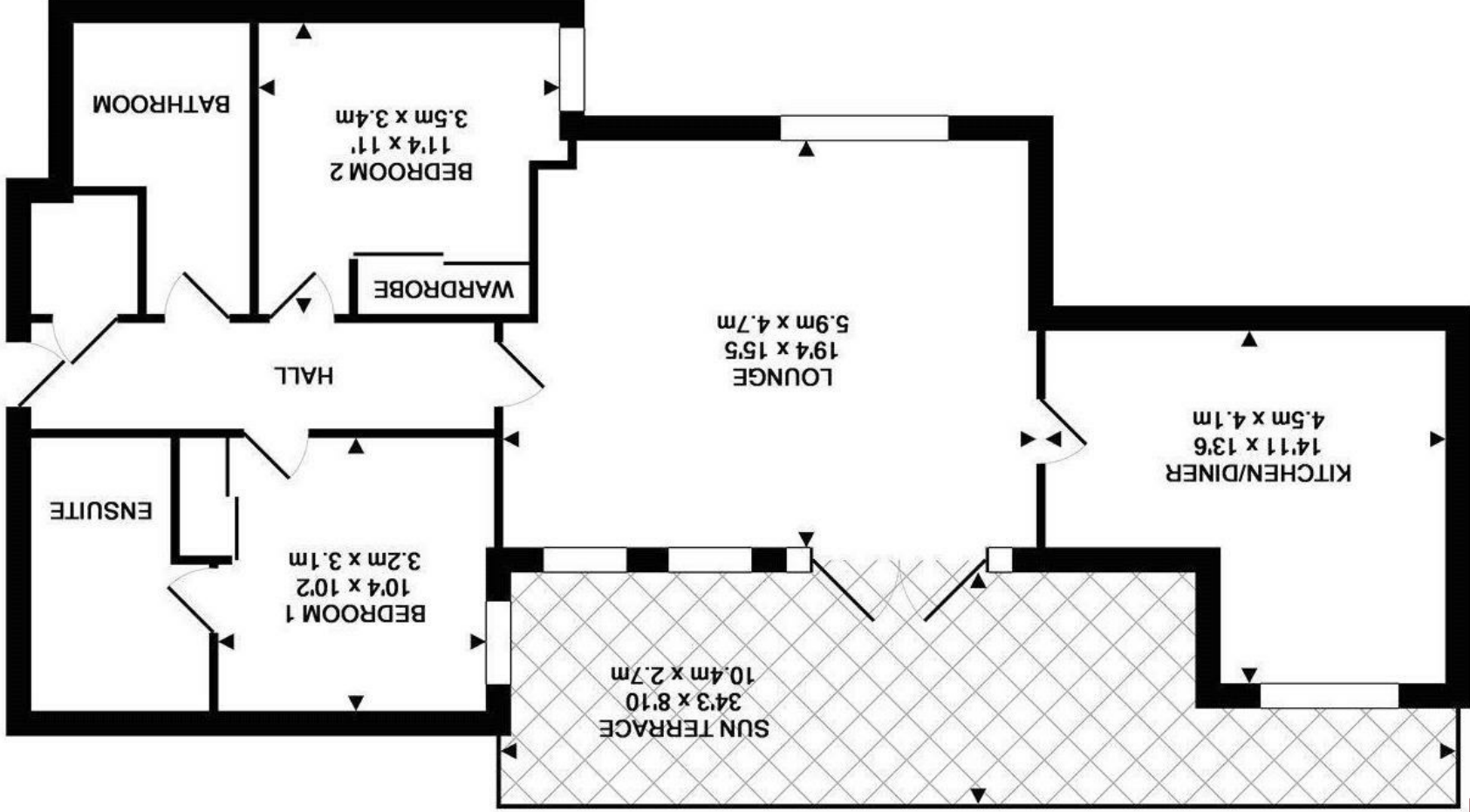


Key Drummond

Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com



TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating	
EU Directive 2002/91/EC	
England & Wales	
Very energy efficient - lower running costs	A
101-120 kWh/m ²	B
91-100 kWh/m ²	C
81-90 kWh/m ²	D
71-80 kWh/m ²	E
61-70 kWh/m ²	F
51-60 kWh/m ²	G
41-50 kWh/m ²	H
31-40 kWh/m ²	I
21-30 kWh/m ²	J
11-20 kWh/m ²	K
1-10 kWh/m ²	L
Not reasonably energy - higher CO ₂ emissions	M

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
England & Wales	
Very energy efficient - lower CO ₂ emissions	A
101-120 kWh/m ²	B
91-100 kWh/m ²	C
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61-70 kWh/m ²	F
51-60 kWh/m ²	G
41-50 kWh/m ²	H
31-40 kWh/m ²	I
21-30 kWh/m ²	J
11-20 kWh/m ²	K
1-10 kWh/m ²	L
Not reasonably energy - higher CO ₂ emissions	M

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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• They do not constitute an offer of contract for sale.

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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

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.

