



Flat 28, Chartcombe Canford Cliffs Road, Poole BH13 7EJ  
£439,000 Share of Freehold





**A two bedroom apartment situated in the well sought after Chartcombe development. The property boasts views of Brownsea Island and Poole Harbour.**

- VIEWS OF BROWNSEA ISLAND AND POOLE HARBOUR
- TWO BEDROOMS
- WELL SOUGHT AFTER DEVELOPMENT
- UNDERGROUND PARKING
- ACCESS TO AMENITIES
- ACCESS TO COMPTON ACRES

### **The Property**

Chartcombe is a gated retirement development next to Compton Acres gardens and Canford Cliffs Village. Bus route No 52 (Poole/Sandbanks) stops outside the main entrance to Chartcombe. The beaches, for which the area is renowned, are within ½ a mile and a similar distance away is Parkstone 18-hole championship golf course. Poole Harbour is approximately 1 mile away with its numerous yacht clubs and marinas. For further shopping needs, Westbourne shopping centre, with its array of bars, restaurants and shops is approximately 2 miles away.

The development consists of 78 prestigious apartments in two blocks. Built in 1986, it is set in the heart of Compton Acres, still acknowledged as one of the finest privately owned gardens in England and apartment owners have free access to the gardens throughout the year. The apartments are designed for independent living for people over 60 years old. The apartment owners hold the freehold of the property and the development is managed by Chartcombe Properties Limited, the Directors of which are flat owners and shareholders. There is an on-site Manager and Housekeeper.

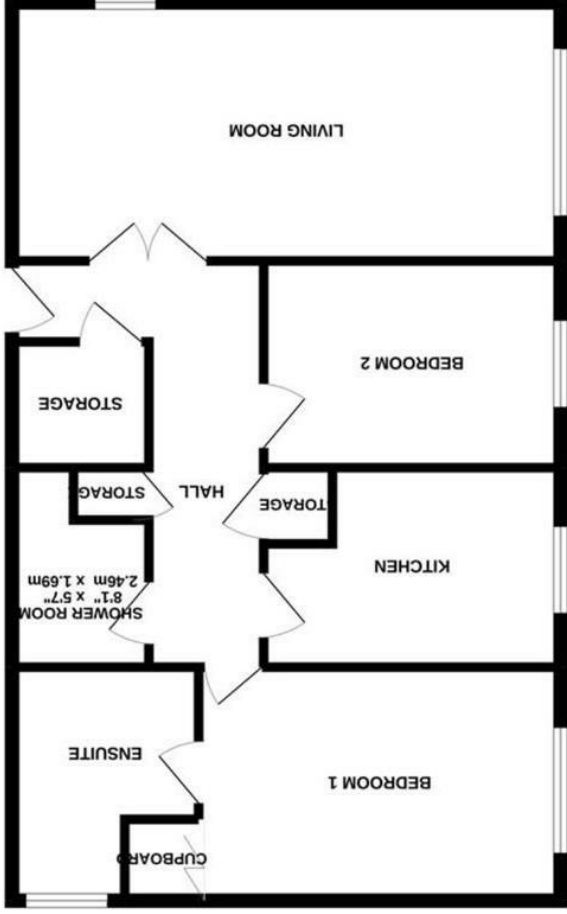
This specific apartment is located in Block B & boasts wonderful views into Compton Acres and the 'Woodland Bridge'.

Council tax - band E £2383.80 per annum  
 Maintenance Costs - £2,775.52  
 Share of Freehold - 125 year lease from 1986.





SECOND FLOOR  
809 sq.ft. (75.1 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the drawings contained here, measurements of doors, windows, doors and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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.

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 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	
Energy Efficiency - meter reading table	Minimum
Energy Efficiency - meter reading table	Maximum
Energy Efficiency - meter reading table	70
Energy Efficiency - meter reading table	73

Environmental Impact (CO <sub>2</sub> ) Rating	
Environmental Impact - meter reading table	Minimum
Environmental Impact - meter reading table	Maximum
Environmental Impact - meter reading table	A
Environmental Impact - meter reading table	B
Environmental Impact - meter reading table	C
Environmental Impact - meter reading table	D
Environmental Impact - meter reading table	E
Environmental Impact - meter reading table	F
Environmental Impact - meter reading table	G