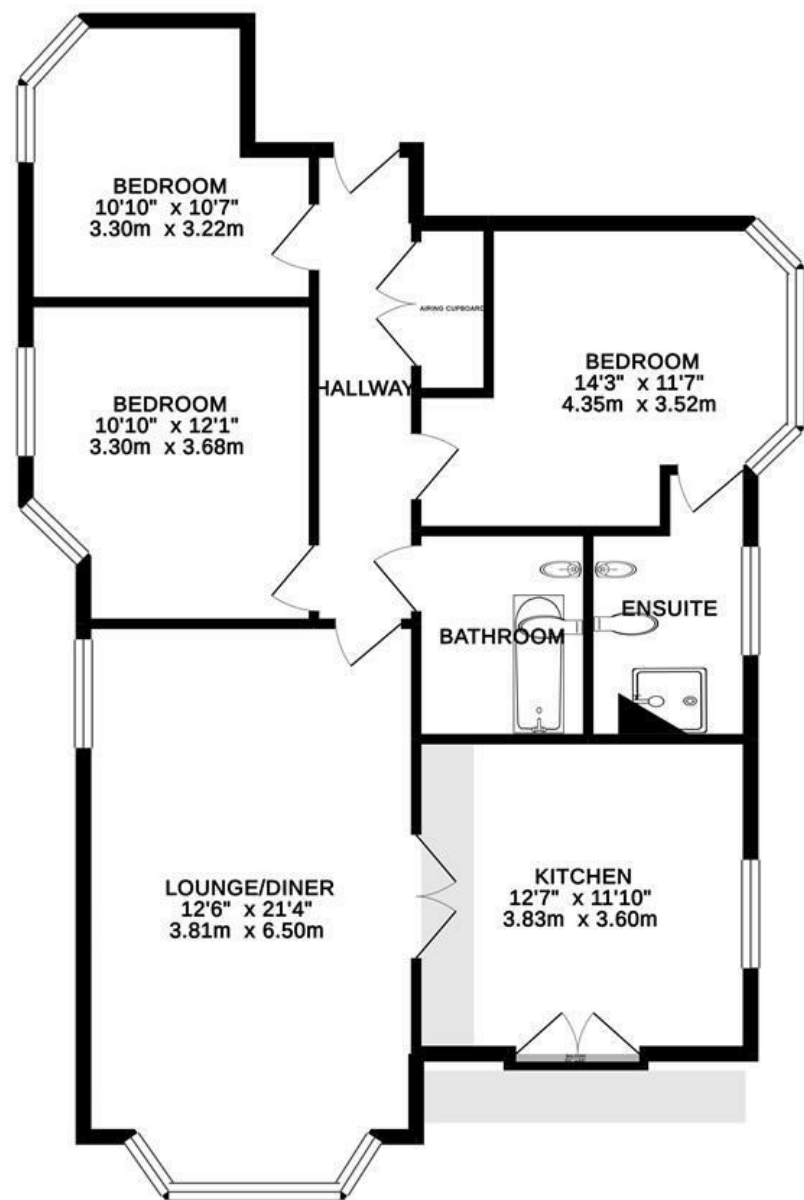


GROUND FLOOR 953 sq. ft.
(88.5 sq. m.)



TOTAL FLOOR AREA: 953 sq. ft. (88.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Offices at:

19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE
113 Commercial Road, Ashley Cross, Poole, BH14 0JD
14 Dorchester Road, Oakdale, Poole, BH15 3JY

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.



Canford Cliffs

Tel: 01202 700771

canfordcliffs@keydrummond.com

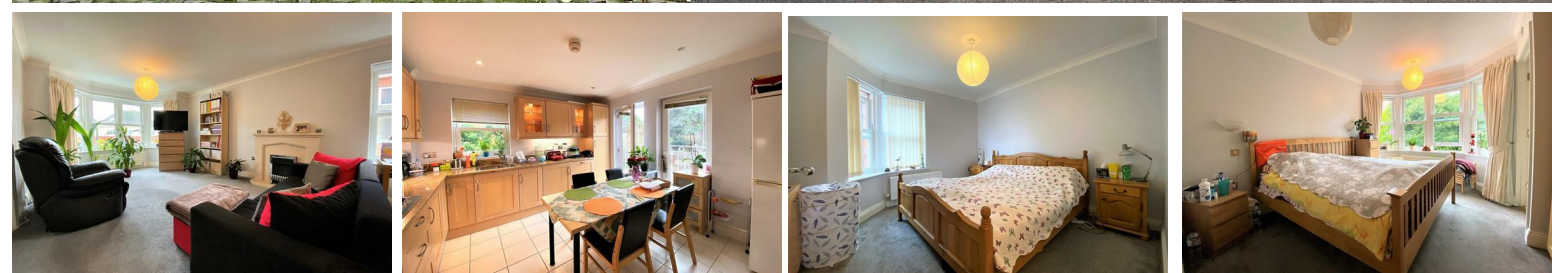
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EST. 1977

KEY DRUMMOND

ESTATE AGENTS



Flat 2 The Canfords, 23 Flaghead Road, Canford Cliffs, Poole BH13 7JN
£414,950 Leasehold

A **SPACIOUS AND BRIGHT** three bedroom first floor apartment positioned on a quiet and popular road in the heart of Canford Cliffs with the beach and village just moments away.

- IMMACULATELY PRESENTED
- THREE BEDROOMS
- EXCELLENT LOCATION
- FIRST FLOOR APARTMENT
- GARAGE
- NO FORWARD CHAIN

Location

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.

Property Comprises

The apartment is presented in immaculate order throughout and is set in an appealing block of recent construction and consisting of just three apartments. Of particular note and impressive on arrival is surely the expansive living space and the natural light the property receives due to its bright aspect. Accommodation comprises of three bedrooms featuring a large master with en suite, a very generously sized reception room - offering space for dining and lounge areas - as well as a well-appointed and high specification kitchen and family bathroom. Ample storage is included.

The property is conveyed with a garage and further resident & visitor parking is available.

Entrance Hallway

Kitchen

12'7 x 11'10 (3.84m x 3.61m)

Lounge/Diner

12'6 x 21'4 (3.81m x 6.50m)

Bedroom One

14'3 x 11'7 (4.34m x 3.53m)

En-Suite Shower Room

Bedroom Two

10'10 x 12'1 (3.30m x 3.68m)

Bedroom Three

10'10 x 10'7 (3.30m x 3.23m)

Bathroom

Maintenance Details

Tenure: Leasehold 125 years from 2010

Maintenance: £1670 pa

Ground rent: £250 per year

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	81	82

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		

