



Flat 74 Chartcombe 162-164 Canford Cliffs Road, Poole BH13 7EL
Guide Price £275,000 Share of Freehold





A LIGHT & BRIGHT SECOND FLOOR APARTMENT situated in the well sought after **RETIREMENT DEVELOPMENT** Chartcombe. This **SPACIOUS TWO DOUBLE BEDROOM** property boasts **UNDERGROUND PARKING** & is **WELL PRESENTED THROUGHOUT**.

- PRIVATE GATED DEVELOPMENT
- UNDERGROUND PARKING
- EXCLUSIVE FOR OVER 60's
- ACCESS TO COMPTON ACRES
- 24 HOUR EMERGENCY CALL SYSTEM
- TWO DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- HOUSE MANAGER
- LIFT TO ALL FLOORS
- CAMERA DOOR ENTRY SYSTEM

Location

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

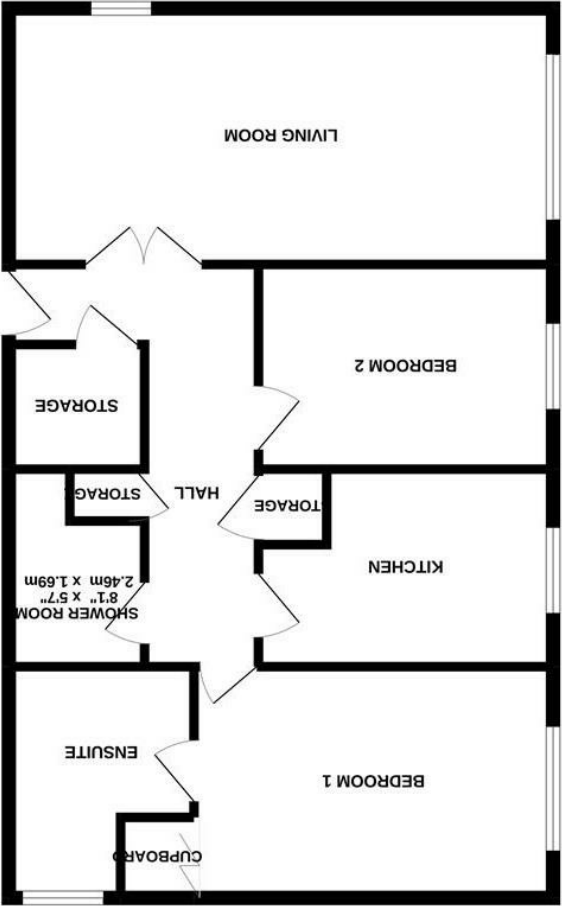
Maintenance Costs - £2,775.52

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 floorplan contained herein, 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.

Made with Blueprints v2022

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.
- 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	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	101-120
A	92-100
B	81-91
C	69-80
D	55-68
E	41-54
F	31-40
G	21-30
Not environmentally friendly - higher CO2 emissions	1-20
England & Wales	
EU Directive 2002/91/EC	
The energy rating, the energy class and the energy label	

Environmental Impact (CO ₂) Rating	
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Very environmentally friendly - lower CO2 emissions	101-120
A	92-100
B	81-91
C	69-80
D	55-68
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