



Flat 28, Chartcombe Canford Cliffs Road, Poole BH13 7EJ  
Offers In Excess Of £325,000 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.

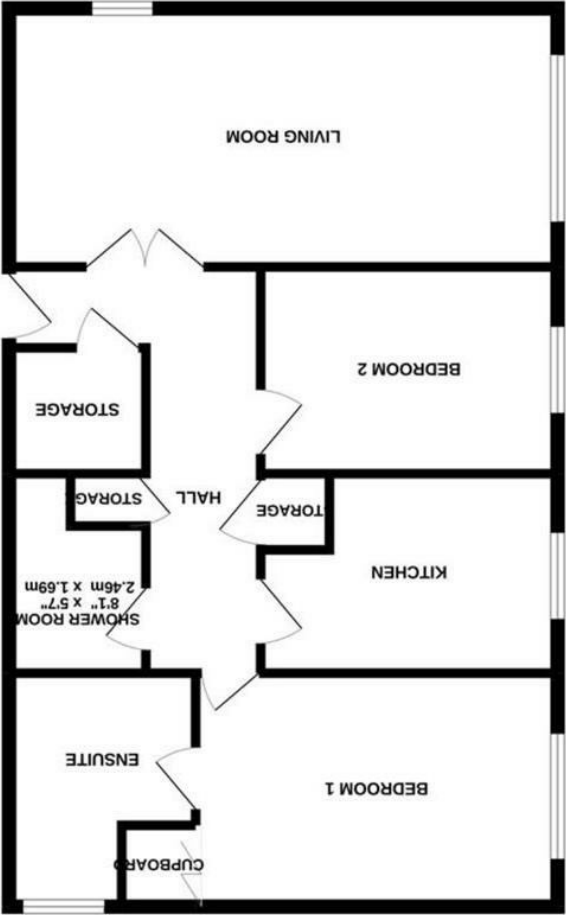
This specific apartment is located in Block A & boasts wonderful views over Poole Harbour'.

Council tax - band G £3,758.23 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 figures contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error. Prospective purchasers are advised to measure the property themselves. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The surveyor, 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:

• 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

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                             |     |
| Not environmentally friendly - higher CO2 emissions |     |
| 100-120                                             | G   |
| 81-100                                              | F   |
| 61-80                                               | E   |
| 41-60                                               | D   |
| 21-40                                               | C   |
| 1-20                                                | B   |
| 1-10                                                | A   |
| Very energy efficient - lower running costs         |     |
| Current                                             | 7.0 |
| Maximum                                             | 7.3 |

| Environmental Impact (CO <sub>2</sub> ) Rating      |   |
|-----------------------------------------------------|---|
| EU Directive 2002/91/EC                             |   |
| Not environmentally friendly - higher CO2 emissions |   |
| 100-120                                             | G |
| 81-100                                              | F |
| 61-80                                               | E |
| 41-60                                               | D |
| 21-40                                               | C |
| 1-20                                                | B |
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| Very energy efficient - lower CO2 emissions         |   |
| Current                                             |   |
| Maximum                                             |   |