



**Flat 6 Haven Heights 41 Haven Road, Canford Cliffs, Poole BH13 7LQ**  
**Guide Price £350,000 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

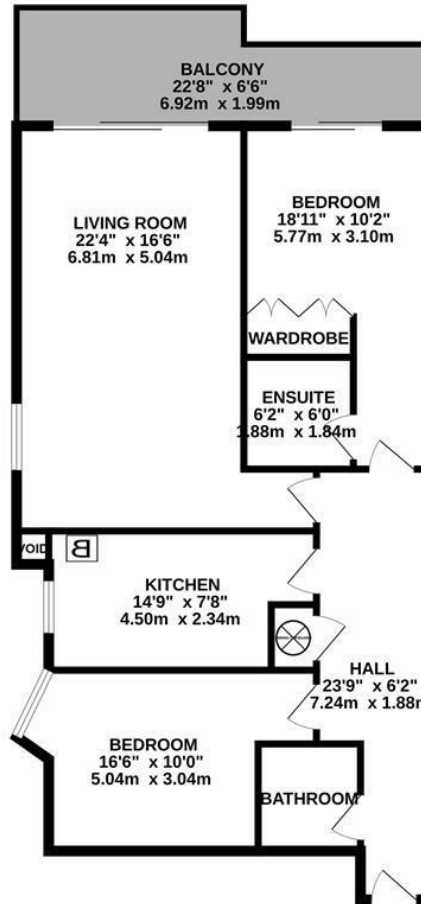
A spacious two-bedroom apartment with a large private balcony, generous living accommodation and far-reaching views, set within Haven Heights on Haven Road. The property offers approximately 894 sq. ft. of well-planned accommodation, with a bright and spacious living room opening directly onto a sizeable balcony. The balcony provides an excellent outside seating area and enjoys an elevated outlook across the surrounding area.

The kitchen is separate from the main living space and offers a practical layout with good storage and worktop space. There are two double bedrooms, including a principal bedroom with fitted wardrobe space and an en suite shower room. A further bathroom serves the second bedroom and guests.

The apartment is well suited to buyers looking for a permanent home, coastal retreat or investment property in a highly convenient location close to local amenities, beaches and transport links. Externally, the development is well maintained and the apartment benefits from a private balcony and pleasant outlook.



GROUND FLOOR  
894 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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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## Key Drummond

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### All room dimensions given above are approximate measurements

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