



11 Martello Road South, Poole BH13 7HF  
Prices From £695,000 Share of Freehold





**Percorso, 11 Martello Road South, Canford Cliffs BH13 7HF**  
**Show Home OPEN this weekend, 9 SOLD - Come and see the development -**  
**Saturday 16th September and Sunday 17th September, 11am to 3pm.**  
**Development Completion September 2023. Only 4 apartments available**

- Canford Cliffs Village
- Stunning Design
- Beach Moments Away
- Share of freehold
- 13 Apartments
- Secure Parking
- New Build
- Pets permitted

### **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 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.

### **Development**

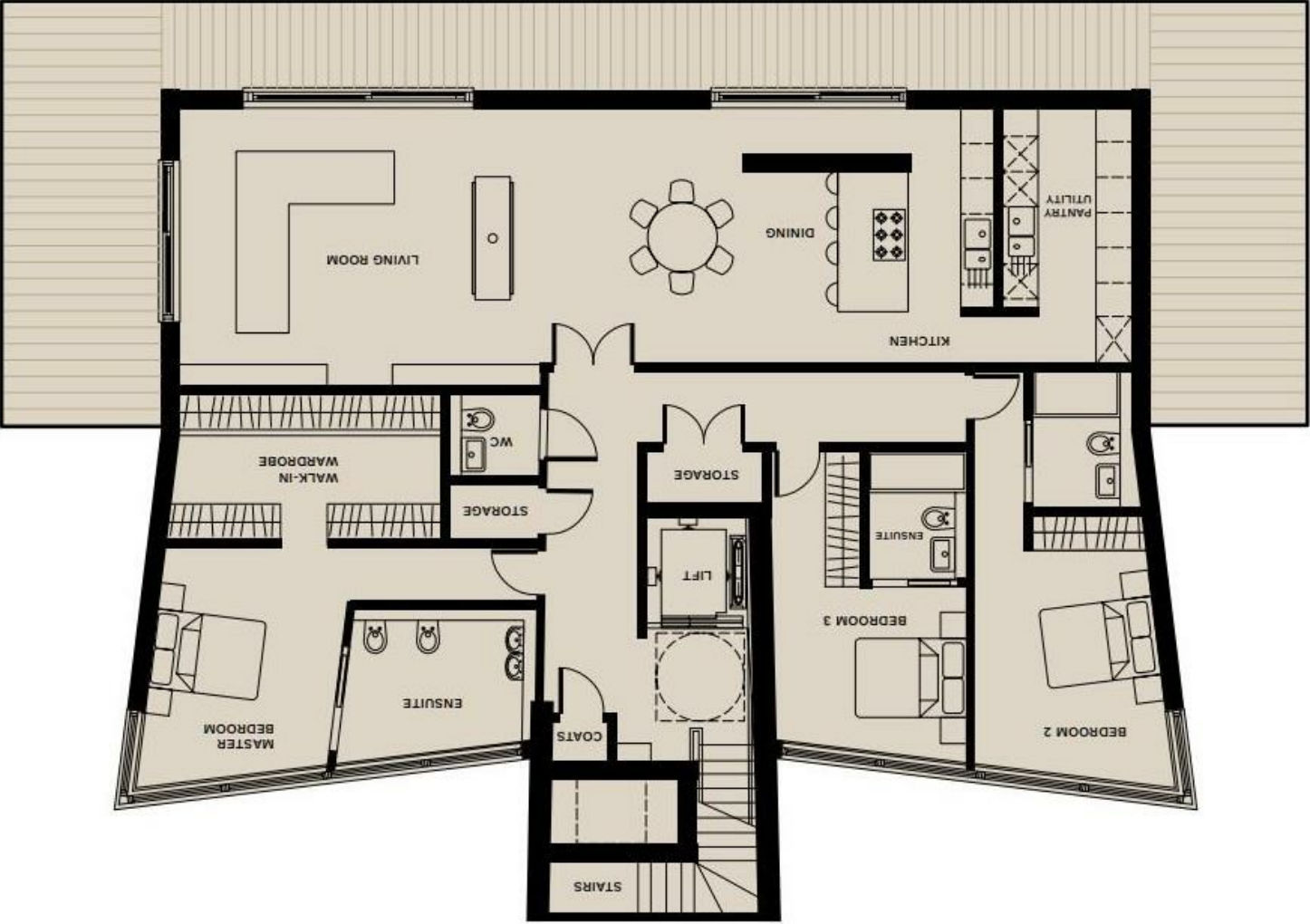
Percorso boasts 13 stunningly appointed apartments across four floors with incredible views across Canford Cliffs to the coast. For added security and exclusivity the apartments all have dedicated, highly secure underground parking spaces as well as a cycle store. The apartments range from 833 sq.ft. up to an impressive 2,056 sq.ft. for the penthouse apartment and offer luxurious living for the discerning owner.

All prices and floorplans are within images attached.





THE PENTHOUSE - 2,058 SQ.FT. RESERVED



Please note: All room dimensions are approximate and are measured from the inner edges of the walls. Final design of properties may vary from those illustrated due to ongoing property development and refinements.

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, the vendors accept any liability in respect of their contents.

- 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 purchaser 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	
Very energy efficient - lowest running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - average running costs	C
Below average energy efficiency - higher running costs	D
Poor energy efficiency - very high running costs	E
Very poor energy efficiency - extremely high running costs	F
Extremely poor energy efficiency - running costs are likely to be very high	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Very low environmental impact - lower CO <sub>2</sub> emissions	A
Low environmental impact - lower CO <sub>2</sub> emissions	B
Decent environmental impact - average CO <sub>2</sub> emissions	C
Below average environmental impact - higher CO <sub>2</sub> emissions	D
Poor environmental impact - very high CO <sub>2</sub> emissions	E
Very poor environmental impact - extremely high CO <sub>2</sub> emissions	F
Extremely poor environmental impact - running costs are likely to be very high	G