



Price Guide £1,675,000

Penthouse Percorso 11 Martello Road South, Branksome Park, Poole, BH13 7DP



Penthouse Percorso

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An impressive penthouse apartment situated in the heart of Canford Cliffs Village. The apartment boasts impressive features throughout including Wolf & Sub Zero appliances, two underground parking spaces & Control4 technology.

- ELEGANT THREE BEDROOM PENTHOUSE
- PRIVATE LIFT ACCESS
- RECENTLY CONSTRUCTED
- FINISHED TO THE HIGHEST STANDARD THROUGHOUT
- AN IMPRESSIVE OPEN PLAN LIVING AREA
- SOUTH FACING ROOF TERRACE
- TWO UNDERGROUND PARKING SPACES + STORE
- UNDERFLOOR HEATING
- WOLF + SUB ZERO APPLIANCES
- FULL CONTROL 4 SMART HOME INTERGRATION

Local Authority BCP, Tax Band F, Tenure: 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

Positioned on the entire top floor, this exceptional penthouse delivers a rare blend of privacy, scale and uncompromising luxury, just a five-minute level walk from Canford Cliffs village and only ten minutes from the award-winning Blue Flag beaches of Branksome Chine. Accessed via a secure code-controlled lift directly into a private lobby, the apartment offers complete exclusivity, further enhanced by a secondary private stairway and double-door entrance. This is lateral living at its finest, designed for those who value both discretion and presence.

At the heart of the home, expansive open-plan living and dining spaces flow seamlessly onto a stunning south-facing wraparound terrace, creating an effortless indoor-outdoor lifestyle. With views stretching across Branksome Park, this is a space designed equally for entertaining and quiet retreat, with generous external storage to both east and west aspects. The kitchen has been meticulously designed to a professional standard, featuring a statement island with integrated induction hob, concealed extractor, heated and vacuum drawers, and premium Wolf appliances including ovens and a built-in coffee machine. A Quooker boiling and sparkling water tap, Blanco double sink and integrated waste systems complete the space, combining performance with refined design.

A fully equipped pantry provides exceptional additional storage and functionality, incorporating Sub-Zero refrigeration, wine storage, Miele appliances and further preparation space, ideal for both everyday living and hosting on a larger scale.

The principal suite enjoys elevated views across Branksome Park and is complemented by a luxurious dressing room and en suite. Two further guest suites provide generous accommodation, all finished to the same exacting standard, with underfloor heating, high-quality materials and a calm, considered design throughout. Every element of the home has been carefully curated, including Silent Gliss automated curtains and blinds, integrated Samsung Smart TVs, and a comprehensive home automation system controlling lighting, sound, media, security, heating and access, all available remotely.

Additional features include secure underground parking with two dedicated spaces, a substantial private storage room and access to a communal bike store. This is a rare opportunity to acquire a truly turn-key penthouse in one of the South Coast's most desirable locations — combining cutting-edge technology, premium craftsmanship and a lifestyle defined by convenience and coastal living.

PETS ALLOWED

Spec List

The Penthouse, 11 Martello Road South, Canford Cliffs

Detailed specification:

Control4 home automation with fully programmable modules controlling

Lighting

Security (full alarm system with cameras)

Heating (underfloor and towel rails)

Sound

Curtains/blinds







Property access/intercom

Lift operation

System includes 3 x control panel, 3 x Control4 handsets and a blend of 4 and 8-button wall-mounted keypads throughout the penthouse.

(Note: The Control4 app can also be loaded onto smart devices/phones to control all home automation functions remotely)

Wolf integrated cooking appliances

914mm transitional induction hob

Multi-function oven including grill,

Combi-microwave oven

Coffee machine

3 x warming drawers

Vacuum-seal drawer

In-ceiling extractor with remote control Sub-Zero appliances with classic S-Z styling

1219mm over and under refrigerator/freezer with french door including internal automatic ice maker and water dispenser,

Wine fridge with 2 temperature zones and 146 bottle (750ml) capacity, with touch control, UV-resistant glass and inventory tile system

Kitchen tap and sinks

Quooker Cube tap in brushed stainless steel dispensing hot and cold water, boiled water, refrigerated still water and sparkling water

Blanco sink x 1.5

Pantry tap and sink

Blanco semi pro single lever pull-out dual spray

Blanco large sink

Miele appliances

Dishwasher

Washing machine

Dryer

TVs

2 x Samsung 65" integrated into lounge and dining room wall divider

2 x Samsung 65" (Master suite and guest suite 1)

Samsung 55" (Guest suite 2)

Dru double-sided gas fire

Built into lounge/dining room wall divider with remote control

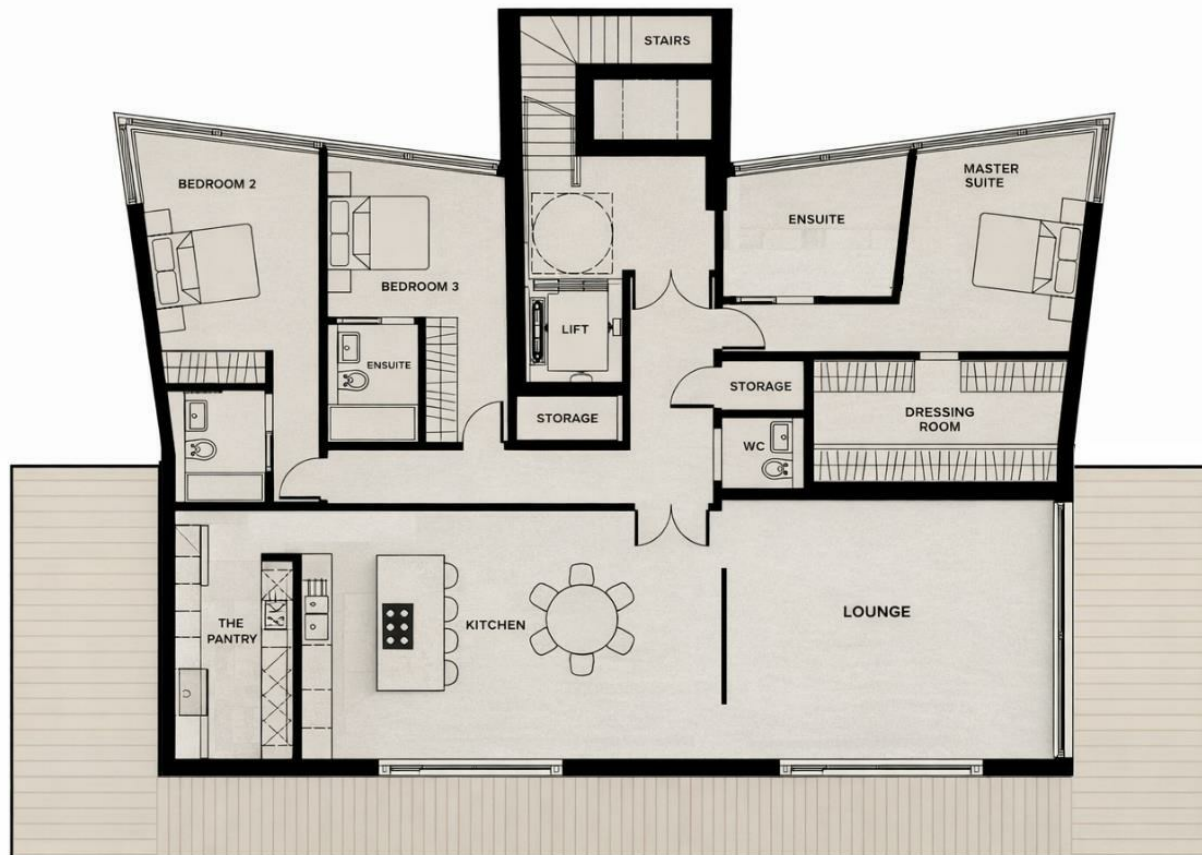
Automated blinds and curtains

Silent Gliss automated and programmable blinds and curtains to all rooms

Maintenance charge Approx £4,600 P/A



THE PENTHOUSE - 2,056 SQ.FT.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

