



2 Mont Calm 21 Cliff Drive, Poole BH13 7JE
Guide Price £1,100,000 Share of Freehold





****PETS ALLOWED****

A beautifully presented three bedroom apartment situated on the cliff top with panoramic sea views. The property has been renovated throughout to a high standard and is offered with no forward chain. Pets Permitted.

- PANORAMIC SEA VIEWS
- NO FORWARD CHAIN
- FINISHED TO A HIGH STANDARD THROUGHOUT
- ONE OF THREE APARTMENTS THROUGHOUT
- GARAGE PLUS ALLOCATED PARKING SPACE
- LEVEL WALK TO CANFORD CLIFFS VILLAGE
- PETS PERMITTED
- THREE DOUBLE BEDROOMS

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

Mont Calm is an exclusive, three-storey building comprising just three spacious apartments. Set in an enviable cliff-top position in Canford Cliffs, this elegant development boasts recently refurbished communal areas and commands breathtaking panoramic views over Poole Bay. It's ideally located just a short walk from Canford Cliffs Village, with easy access to the beach via several nearby footpaths leading directly to the promenade and the golden sands beyond. The iconic Sandbanks Peninsula lies just over a mile away.

This particular apartment is located on the first floor, perfectly positioned to take full advantage of the expansive sea views, which truly must be seen in person to be fully appreciated. Access is provided via a communal staircase or a passenger lift.

Inside, the property has been extensively renovated by the current owner to an exceptional standard, featuring high-quality materials, fixtures, and fittings throughout, all finished with meticulous attention to detail.

Offering approximately 1,267 sq ft of luxurious accommodation, the apartment is bathed in natural light, especially at the front, where south-facing windows allow sunlight to flood in and reflect off the water. The open-plan kitchen, dining, and living area is beautifully appointed and enjoys uninterrupted sea views. The primary bedroom suite is generously sized and features a stylish en suite bathroom, a dressing room, and sliding doors opening onto the balcony – the perfect spot to enjoy the finest views. Bedrooms two and three are both spacious doubles with fitted wardrobes and share a well-appointed family bathroom.

Externally, the property benefits from a single garage, an allocated parking space, and access to a well-maintained communal garden at the front of the building.

SHARE OF FREEHOLD

SERVICE CHARGE: Approx £4,000pa

Completely refurbished by current owner including:

New electricity consumer unit and partial re-wire.

New Valiant boiler, radiators and fully replumbed.

New bathrooms with high end fittings.

New kitchen with high end appliances - oven, dishwasher, washing machine, microwave, hob, quooker tap, waste disposal, extractor.

Bespoke walk-in wardrobes in master bedroom.

New internal doors throughout.

New flooring throughout.

Replacement doors to balcony.

Replacement balcony glass balustrade and flooring.

Total refurbishment of communal areas including new front door to development,





Approximate Floor Area = 117.7 sq m / 1267 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67992



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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:

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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 - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Some energy efficiency - lower running costs	D
Not very energy efficient - higher running costs	E
Very poor energy efficiency - higher running costs	F
Extremely poor energy efficiency - higher running costs	G
Minimum energy efficiency	H
Very poor energy efficiency - higher running costs	I
Extremely poor energy efficiency - higher running costs	J
Minimum energy efficiency	K
Very poor energy efficiency - higher running costs	L
Extremely poor energy efficiency - higher running costs	M
Minimum energy efficiency	N
Very poor energy efficiency - higher running costs	O
Extremely poor energy efficiency - higher running costs	P
Minimum energy efficiency	Q
Very poor energy efficiency - higher running costs	R
Extremely poor energy efficiency - higher running costs	S
Minimum energy efficiency	T
Very poor energy efficiency - higher running costs	U
Extremely poor energy efficiency - higher running costs	V
Minimum energy efficiency	W
Very poor energy efficiency - higher running costs	X
Extremely poor energy efficiency - higher running costs	Y
Minimum energy efficiency	Z

Environmental Impact (CO ₂) Rating	
Very low environmental impact - lower CO ₂ emissions	A
Low environmental impact - lower CO ₂ emissions	B
Decent environmental impact - lower CO ₂ emissions	C
Some environmental impact - lower CO ₂ emissions	D
Not very good environmental impact - higher CO ₂ emissions	E
Some poor environmental impact - higher CO ₂ emissions	F
Very poor environmental impact - higher CO ₂ emissions	G
Extremely poor environmental impact - higher CO ₂ emissions	H
Minimum environmental impact	I
Very poor environmental impact - higher CO ₂ emissions	J
Extremely poor environmental impact - higher CO ₂ emissions	K
Minimum environmental impact	L
Very poor environmental impact - higher CO ₂ emissions	M
Extremely poor environmental impact - higher CO ₂ emissions	N
Minimum environmental impact	O
Very poor environmental impact - higher CO ₂ emissions	P
Extremely poor environmental impact - higher CO ₂ emissions	Q
Minimum environmental impact	R
Very poor environmental impact - higher CO ₂ emissions	S
Extremely poor environmental impact - higher CO ₂ emissions	T
Minimum environmental impact	U
Very poor environmental impact - higher CO ₂ emissions	V
Extremely poor environmental impact - higher CO ₂ emissions	W
Minimum environmental impact	X
Very poor environmental impact - higher CO ₂ emissions	Y
Extremely poor environmental impact - higher CO ₂ emissions	Z