



McCarthy & Stone  
RESALES



10 Azaleas Canford Cliffs Road, Poole, BH13 7AX  
Asking price £650,000 Leasehold

For further details  
please call 0345 556 4104

# 10 Azaleas Canford Cliffs Road, Poole, BH13 7AX

This simply stunning two bedroom NEARLY NEW Retirement apartment is offered for sale fully furnished with SHOW HOME furniture. Set within the beautiful Compton Acres grounds. The Apartment comes with its own underground Parking Space. Sun room with patio door to covered balcony.

## Summary

Compton Acres is a renowned private Ornamental Garden of some 10 acres. Founded in 1920 the gardens of Compton Acres consists of five themed sub-gardens: an Italian garden, a rock and water garden, a heather garden, a Japanese garden and a less formal garden called the "Wooded Valley".

The private Gardens also include the prestigious and award winning 'Italian Villa' available for private hire as a most popular wedding and events venue and is the location of the excellent Cafe and Tearooms a very convenient meeting place for residents of Azaleas. Compton Acres is found in the cliff-side coastal location of Canford Cliffs.

The Azaleas development offers an unmistakable touch of the Mediterranean, built to an 'Italianate' style. The stunning architectural elevations include an elegant 'arched-tower' entrance, tall windows, feature quoin and balustrade detailing and is surrounded by fine Pine Trees and Rhododendrons. The development is set well back behind the imposing entrance to the Gardens. The opulence continues internally with an impressive main entrance hall with polished porcelain flooring, mirrors and a classic-contemporary decor. A lift service and stairs provide access to just 20 stylish apartments. Azaleas is a development specifically for those aged over 55.

The suburban village of Canford Cliffs is a salubrious neighbourhood of stunning homes, many set back behind walled and gated entrances with mature trees. The local shops are around less than half a mile away and Canford Cliffs Beach is under a mile distance. Slightly further afield Parkstone Championship golf course is also only a mile or so away. Nearby, the internationally acknowledged, Sandbanks boasts the largest natural harbour in Europe (the second largest natural harbour in the world) with miles of golden sand and sheltered waters. It is perfect for either learning the latest water sport or simply lazing on the beach in the sun.

The beautiful award winning sandy beaches are only a short walk away while the open sea offers some of the best sailing and coastline right on your doorstep. The area is the home of a number of yacht and boating clubs.

This beautiful two bedroom apartment comes fully furnished with the Show home furniture.

## Entrance Hallway

An impressive entrance door leads to an equally impressive and spacious hallway with more-than-enough room for typical hall furniture. Double doors open to a large store cupboard with light, 'Danfoss heat exchange unit' supplying domestic hot water and underfloor heating, and a 'Brookvent aircycle' heat recovery air ventilation system. Further double doors open to a utility cupboard with auto light, fitted cupboard unit and worksurface, Siemens washing machine and Siemens countertop Tumble Dryer. Feature double-doors with glazed panels lead into the superb living room.

## Living Room

A wonderful room with a welcoming dining room. Having double-glazed windows and French Doors opening onto an attractive balcony. A open access leads to the connected kitchen providing a modern open-plan (yet sensibly separated) arrangement.

## Sun Room/Dining Area

With french doors onto the covered balcony.

## Kitchen

Contemporary styled fitted wall and base units by 'Wooden Heart', dual-toned in soft white and caramel finish 'Silestone' solid worktops with matching upstands, Deep 'Blanco' undertop stainless steel one and a half bowled sink unit with waste disposal unit. Siemens 4-ringed ceramic hob with touch control, Silestone splashpanel and concealed extractor over, Siemens oven with matching combination microwave over. Concealed Siemens dishwasher, fridge and freezer.

## Bedroom One

Double glazed french door. Two large fitted wardrobes with ample long and short length hanging space and shelving. Door to en-suite.

## En-suite Bathroom

Contemporary white suite comprising; Back to wall W.C. vanity wash-basin with cupboard beneath and deep bath with centralised mixer tap and hand-held shower attachment. Mirrored recess with tiled shelf, ladder radiator, display niche, downlighting, extensively tiled walls and fully tiled floor.

## Bedroom Two

Double-glazed windows. Tall fitted wardrobe with ample hanging space and shelving.

## Shower Room

Contemporary styling comprising; wall hung W.C., Vanity wash-basin with undersink cupboard and large fitted heated mirror over, walk-in, level access, fully tiled double-sized shower with a glazed door, mirrored recess, ladder radiator, downlighting, extensively tiled walls and fully tiled floor.

## General

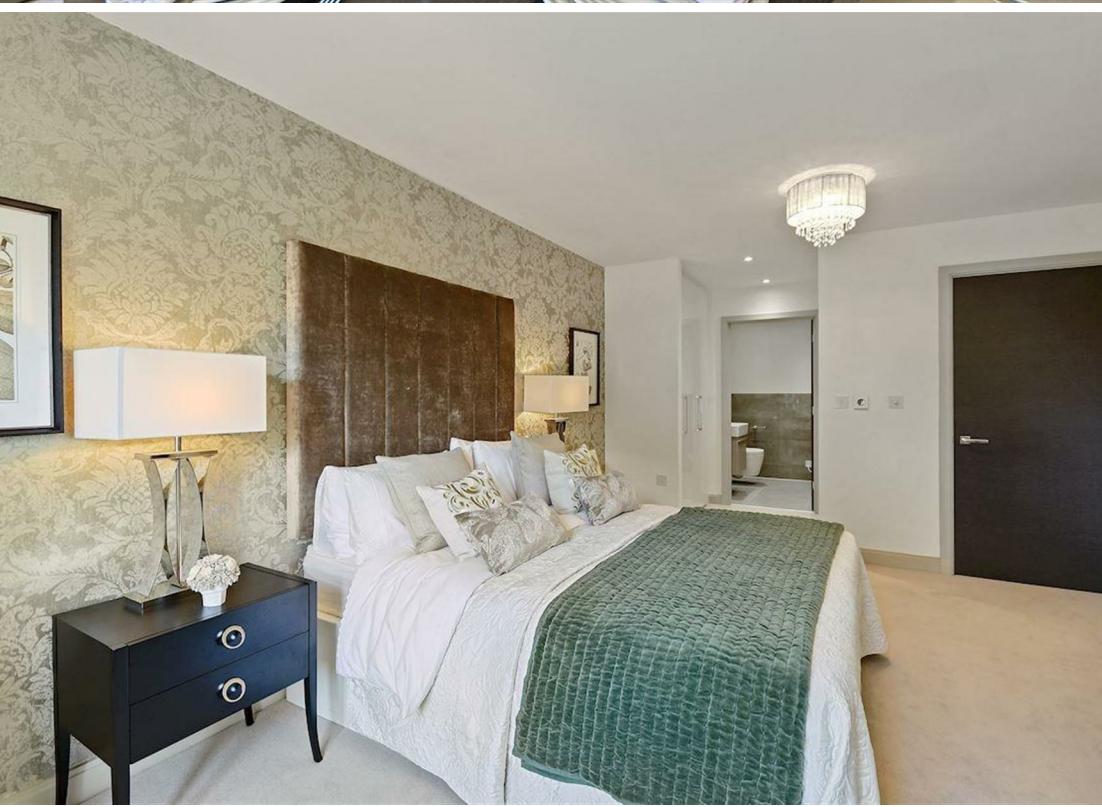
There is a video door entry system, smoke and intruder alarms to all apartments. There is a single allocated car parking space in the gated carpark but ample additional parking. The owners of Azaleas have free all-year-round access to the gardens of Compton Acres.

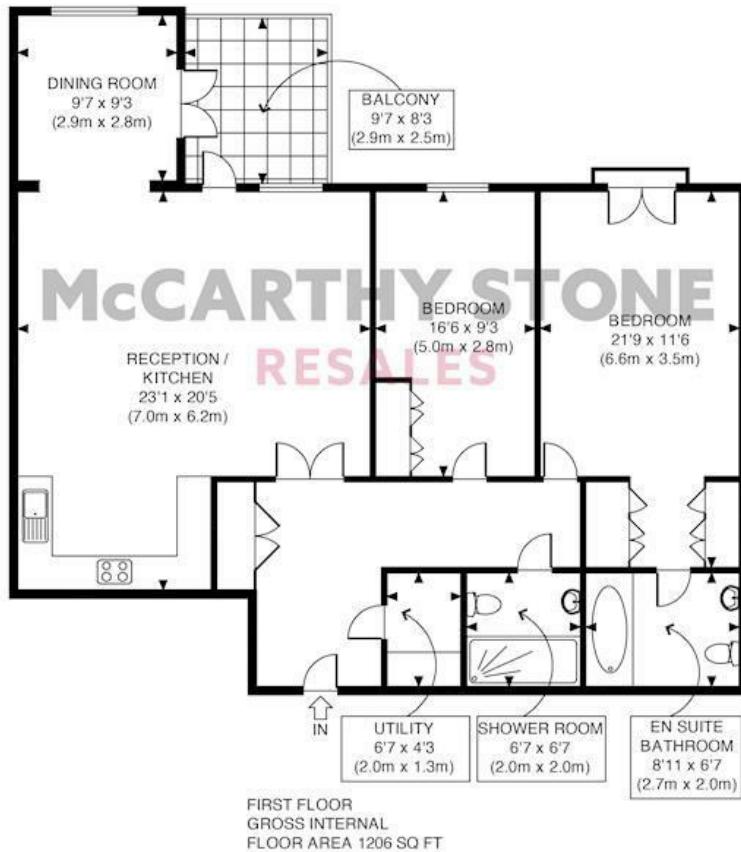
Undercover carparking space.

LEASEHOLD: 999 years from 2016 - Ground Rent £250 p.a.

This apartment comes fully furnished with showroom furniture, fittings and carpets.







Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

#### The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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