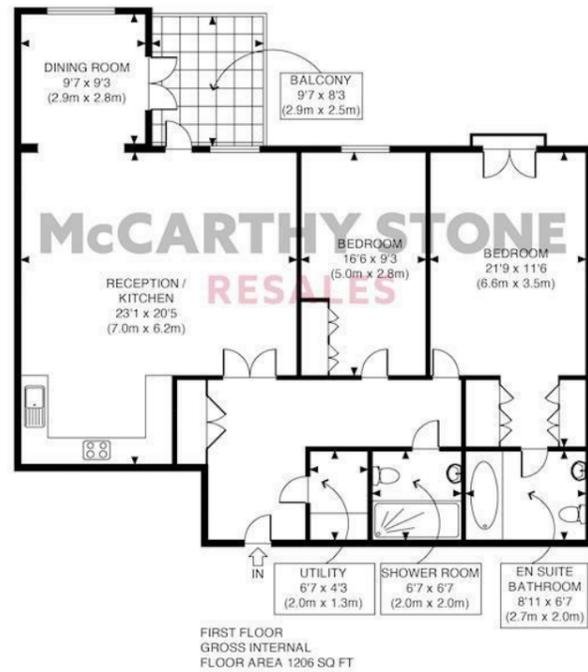


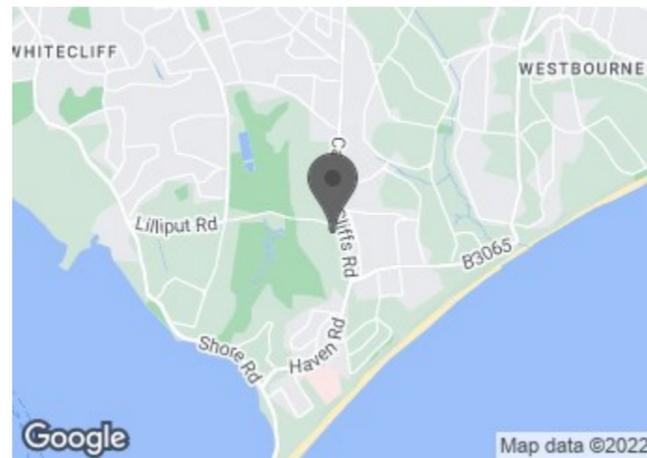
McCARTHY STONE RESALES

10 AZALEAS CANFORD CLIFFS ROAD, POOLE, BH13 7AX



APPROX. GROSS INTERNAL FLOOR AREA 1206 SQ FT / 112 SQ M
Ref: IBMCS - 140621 Copyright photo plan
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

COUNCIL TAX BAND: F



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			



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

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.

PRICE REDUCTION

ASKING PRICE £625,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

AZALEAS, CANFORD CLIFFS ROAD, POOLE

2 BEDROOMS £625,000

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, 'Danfloss 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.

BEDROM 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.

Lease Length: 999 years from 2016
Ground Rent £250 p.a.
Service Charge: £3,102.92 pa (for financial year ending 07/22)

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

