McCarthy & Stone
RESALES

8 Azaleas Canford Cliffs Road, Poole, BH13 7AX
Asking price £695,000 LEASEHOLD

For further details
please call 0345 556 4104

8 Azaleas Canford Cliffs Road, Poole, BH13 7AX

A STUNNING first floor two bedroom Retirement Apartment close to Canford Cliffs Village

INTRODUCTION:
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.

This particularly attractive apartment is located on the first floor and one is immediately impressed by the large entrance hall and the quality of the internal ash-grey contemporary finished doors and furniture. Double doors lead to a large dual aspect living room with 'Amitico' flooring and French doors to a super covered balcony. There is a wide open-access to a high-quality kitchen with a comprehensive range of integrated Seimens appliances. The feeling of quality continues into the excellent Master Bedroom with en-suite facilities , second bedroom and further shower room, both bedrooms are fully carpeted. There is underfloor heating throughout this apartment with individual room thermostats.

The suburban village of Canford Cliffs is a salubrious neighborhood 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.

COMMUNAL APPROACH
Via an opulent communal entrance with lift service to all floors. A beautifully presented hallway leads to the apartment.

ENTRANCE HALL
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 Siemans countertop Tumble Dryer. Feature double-doors with glazed panels lead into the superb living room.

LIVING ROOM
A wonderful room with a welcoming sense of space and light courtesy of the dual aspect glazing. Having two double-glazed windows to the side elevation and a wide expanse of glazing including French Doors opening onto an attractive balcony. A open access leads to the connected kitchen providing a modern open-plan (yet sensibly separated) arrangement.

BALCONY
Very attractive and private covered balcony reflecting the Mediterranean styling of Azaleas. Having a wrought-iron balustrade, feature arch to side elevation, concrete tiled floor, outside light and a pleasant outlook of mature trees and views over the surrounding gardens and rooftops of Canford Cliffs.

KITCHEN
Double-glazed window. 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.

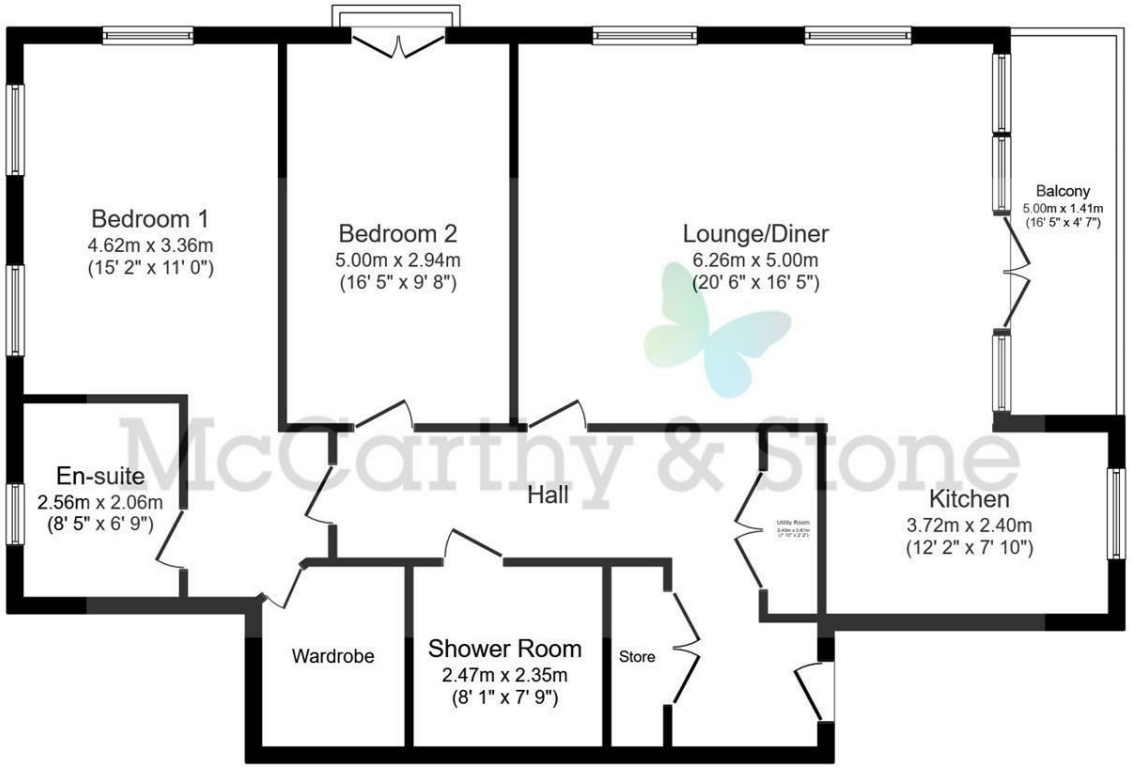
MASTER BEDROOM
Dual aspect with three double-glazed windows, walk-in wardrobe with auto light, ample long and short length hanging space and shelving. Door to en-suite.

EN-SUITE BATHROOM
Opaque double-glazed window. 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 French door opening to a Juliette balcony. Tall fitted triple wardrobe with ample hanging space and shelving.

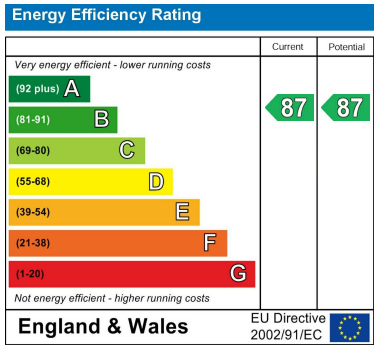
Shower-room
Contemporary styling comprising; wall hung W.C., Vanity wash-basin with undersink cupboard and large fitted heated mirror over, walk-in, level access, fully tiled double-sized shower with a glazed door, mirrored recess, ladder radiator, downlighting, extensively tiled walls and fully tiled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

GENERAL
There is a video door entry system, smoke and intruder alarms to all apartments. There is a single allocated car space but ample additional parking. The owners of Azaleas have free all-year-round access to the gardens of Compton Acres.
LEASEHOLD
999 years from 2016



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK