



STUNNING 'OCTAGON' BUILT LUXURY GROUND FLOOR APARTMENT

CANFORD CLIFFS, POOLE



DELIGHTFUL SOUTH FACING ASPECT WITH VIEWS ACROSS POOLE HARBOUR

CANFORD CLIFFS, POOLE

3 reception areas ♦ 3 bedrooms ♦ 3 bath/shower rooms ♦
Kitchen/breakfast room ♦ Study ♦ Utility room ♦ Cloakroom
♦ Lock up storage cupboard ♦ Double garage
♦ EPC rating= C

Situation

Canford Cliffs - 0.75 miles
Canford Cliffs beach - 1 mile
Poole Harbour - 250 metres
Sandbanks beach - 1.5 miles
Westbourne shops - 1.5 miles
Bournemouth town centre - 3 miles
Poole town centre - 3 miles
London 110 miles (1 hour 50 minutes)

All times and distances are approximate

Description

Canford Heights is a luxurious block of four spacious apartments and one penthouse built only a few years ago by renowned Octagon Developments. The block is located towards the end of an exclusive cul-de-sac in Canford Cliffs and is within easy reach of local amenities and the award winning beaches for which the area is famous.

- Beautiful views towards Poole Harbour, Sandbanks, Brownsea Island and the Purbeck Hills
- Electric entrance gate
- Video entry system
- Block paved driveway and visitor parking area
- Detached double garage with electric door, tiled floor and a side door
- Zoned underfloor gas central heating

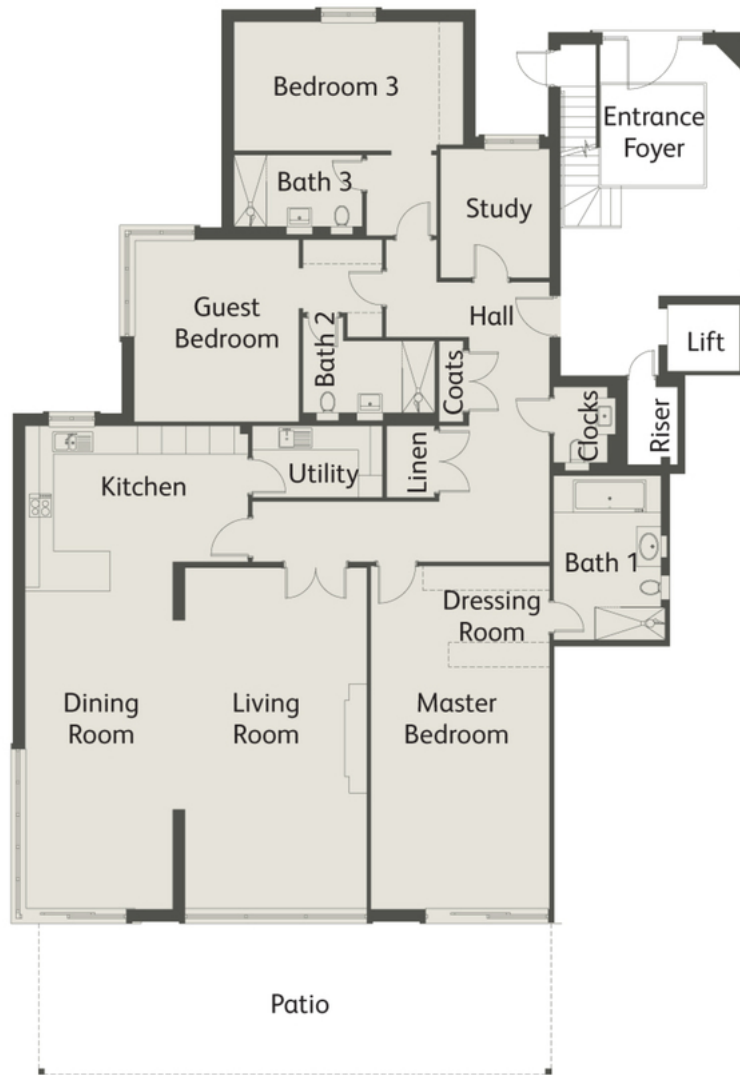


- Powder coated aluminium double glazed windows
- Superb fitted kitchen with high tech Miele and Gaggenau appliances and stone work tops
- Contemporary real flame gas fire and fireplace
- Large south facing sun terrace with access to the landscaped communal gardens
- Luxuriously appointed bathrooms and shower rooms with 'Sottini' and Villeroy and Boch' suites
- Excellent amount of bespoke built in wardrobes finished with either leather or bevelled edge mirror doors
- Integral sound system with inset ceiling speakers
- Chilled air comfort cooling
- Computerised lighting system
- Security alarm system
- Landscaped communal grounds with irrigation system
- Remainder of 10 year NHBC warrantee

Viewing:

Strictly by appointment with Savills





APARTMENT ONE

GROUND FLOOR / GF

GF APARTMENT ONE

Living/Dining Room	8.46m x 8.43m	(27'9" x 27'8")
Kitchen	5.51m x 4.83m	(18'1" x 15'10")
Master Bedroom	8.48m x 4.39m	(27'10" x 14'5")
Guest Bedroom	5.33m x 4.37m	(17'6" x 14'4")
Bedroom 3	5.66m x 5.28m	(18'7" x 17'4")
Study	3.17m x 2.67m	(10'5" x 8' 9")

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