



# First floor apartment close to shops & beach

**Canford Cliffs, Poole, Dorset**

Leasehold - Guide Price £295,000



Lounge • Kitchen • 2 bedrooms • 1 bathroom • WC • Garage

#### Local information

Canford Cliffs Shops 110m  
Canford Cliffs beach 700m  
Westbourne Shops 2mls  
Bournemouth 3.6mls  
All distances and times are approximate

#### About this property

The accommodation comprises: a kitchen area without appliances, a large lounge with access to a south facing balcony, two double bedrooms, a bathroom, and WC. This property would benefit from an update and refurbishment throughout, which allows any new owner to modernise to their preferred taste.

Additional features:

- Night storage heating
- UPVC double glazed windows
- Good sized bedrooms
- Benefit of lift access from rear
- Updated communal areas

#### Tenure

Leasehold - Guide Price  
£295,000

EPC rating = D

#### Viewing

Strictly by appointment with  
Savills



savills

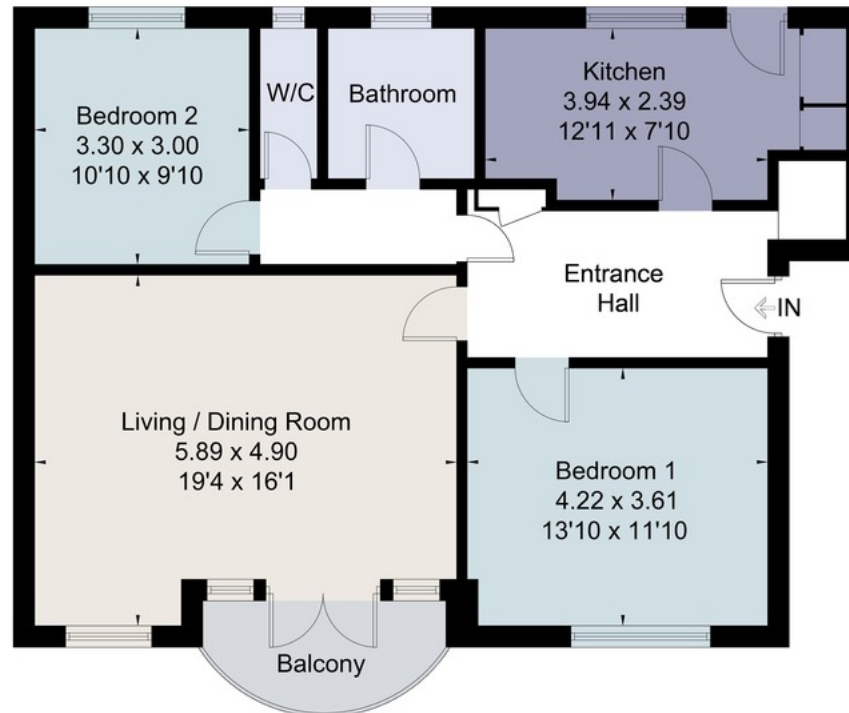
savills.co.uk

Savills Canford Cliffs

01202 708 888

canfordcliffs@savills.com

Approximate Floor Area = 86.5 sq m / 931 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 242200

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91029021 Job ID: 136445 User initials: SB

