



Spacious apartment with excellent sea views

Canford Cliffs, Poole, Dorset

3 double bedrooms • 3 bath/shower rooms (2 en-suite)
• 3 reception rooms • Kitchen/breakfast room • Sun
patio • Double garage • Visitors parking

Local information

Martello Park is an exclusive cul-de-sac located only two hundred metres from the local village of Canford Cliffs which offers a range of amenities included shops, bars and bistros as well as many walkways down to golden sandy beaches recently awarded as the best in the country.

Canford Cliffs shops – 300m
Poole Harbour – 800 metres
Sandbanks – 0.5 miles
Westbourne shops – 1.2 miles
Bournemouth Centre – 3 mile
Poole Centre – 4 miles
(Distances are approximate)

About this property

Stanton Lacy is a four storey purpose built block comprising six spacious apartments and a penthouse set on a large cliff top site in Canford Cliffs. This particular apartment is situated on the ground floor and is approached via an entry security system.

The well planned accommodation extends to over 2,000 sq ft with a large sun patio giving direct access onto the beautiful communal gardens.

The apartment has spacious living accommodation comprising large reception hall with space for a study area, sitting room and dining room both with doors out on to the sun patio. The bright and spacious kitchen/breakfast room also access's the dining room which in turn leads to a sun room.

The master bedroom has direct access to the sun patio. There is a fully fitted dressing room and a luxury en-suite bath/shower room. The apartment has two further large double bedrooms both with fitted wardrobes and one with an en-suite shower room, plus a family shower room. There are excellent sea and coastal views from the principle rooms.

In recent years, Stanton Lacy has been extensively updated and modernised, to include new carpets to the communal areas and re-surfacing of the car park.

Gardens and grounds.

To the right hand side of the block is a tarmac driveway which provides gated access to the visitors parking area and residents garaging. A double garage with electric up and over door is conveyed with the apartment. The grounds to the front of the development are predominantly laid to lawn with a large ornamental fish pond, shrub borders and mature trees.

Special features include -

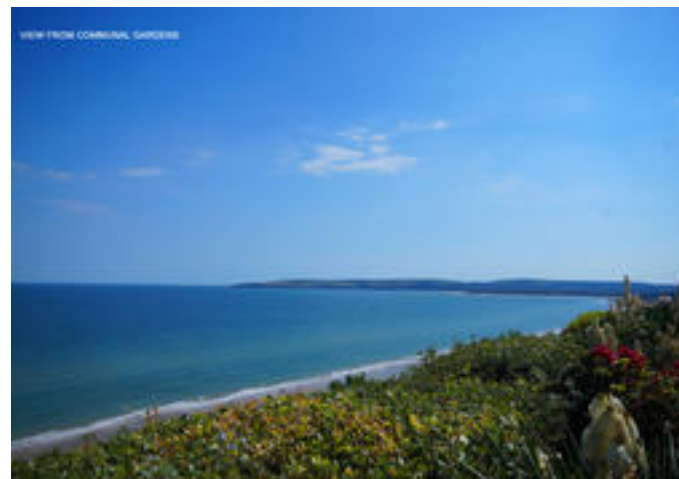
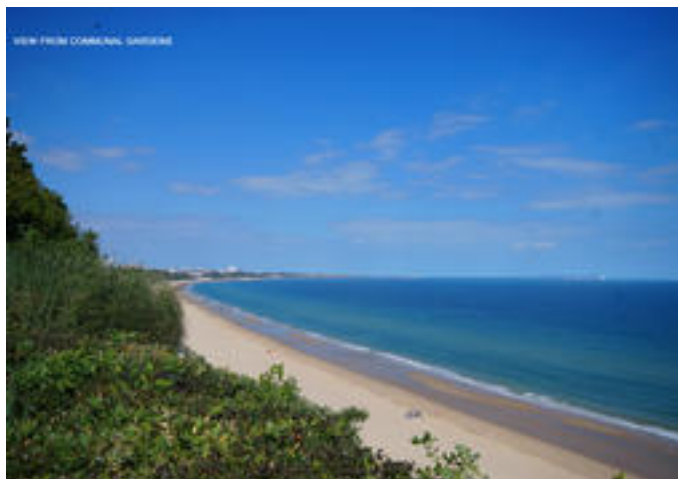
- Bright and spacious accommodation extending to over 2,000sq ft
- Gas central heating
- UPVC framed double glazed windows and doors

EPC rating = C

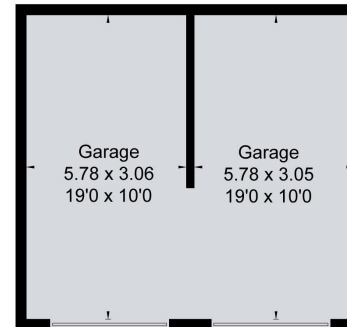
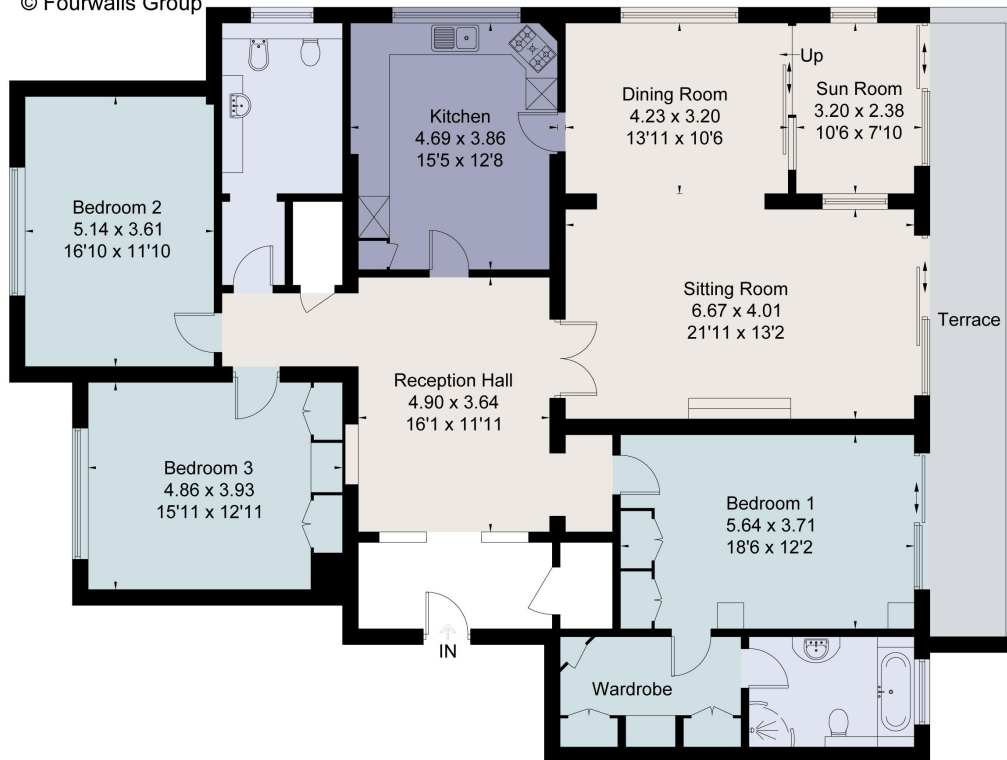
Viewing

Strictly by appointment with Savills





Approximate Area = 197.2 sq m / 2123 sq ft
Garages = 36.2 sq m / 390 sq ft
Total = 233.4 sq m / 2513 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)
For identification only. Not to scale.
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(Not Shown In Actual
Location / Orientation)

[] = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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