



Beautifully presented, spacious first floor apartment

Canford Cliffs, Poole, BH13

Shared Freehold - Guide Price £1,100,000



3 double bedrooms • 3 bath/shower rooms (2 en suites)
• Sitting/dining room • Kitchen/breakfast room •
Balcony • Utility room • 2 secure parking spaces

Local information

Sandbanks beach 750 metres
Poole Harbour 400 metres
Canford Cliffs shops 0.7 mile
Lilliput shops 0.8 mile
Poole Centre 3 miles
Bournemouth Centre 4 miles
Bournemouth Airport 11 miles
London 110 miles (1 hour 50 minutes by train)

All times and distances are approximate

About this property

Cavendish Court is a small exclusive three storey purpose block of only three spacious luxuriously appointed apartments with only one apartment on each floor and is set in landscaped grounds close to Poole Harbour and Sandbanks. The area is famous for its award winning beaches and the scenic Poole Harbour which is the second largest natural harbour in the world ideal for water sports enthusiasts and walkers.

The development itself is accessed through electric gates where there are visitor parking spaces and a communal driveway which leads down to the secure underground parking area.

This particular apartment occupies the whole of the first floor and is approached via a video entry and an automatic passenger lift which also accesses the underground parking area.

The reception hall has two built in cupboards with a shower/cloakroom off. Double doors lead from the hallway into the large south/west facing sitting/dining room with patio doors to a sun balcony. The modern kitchen/breakfast room can be accessed from either the sitting room or the hallway and is fully fitted with an island, integral appliances and stone work tops with a utility room off.

The large master bedroom has a fully fitted walk through dressing room and a luxuriously appointed bath/shower room. The second bedroom has fitted wardrobes and an en suite bathroom and there is a third bedroom currently fitted as a study. In the secure underground garage area there two parking spaces are included with the apartment.

Tenure

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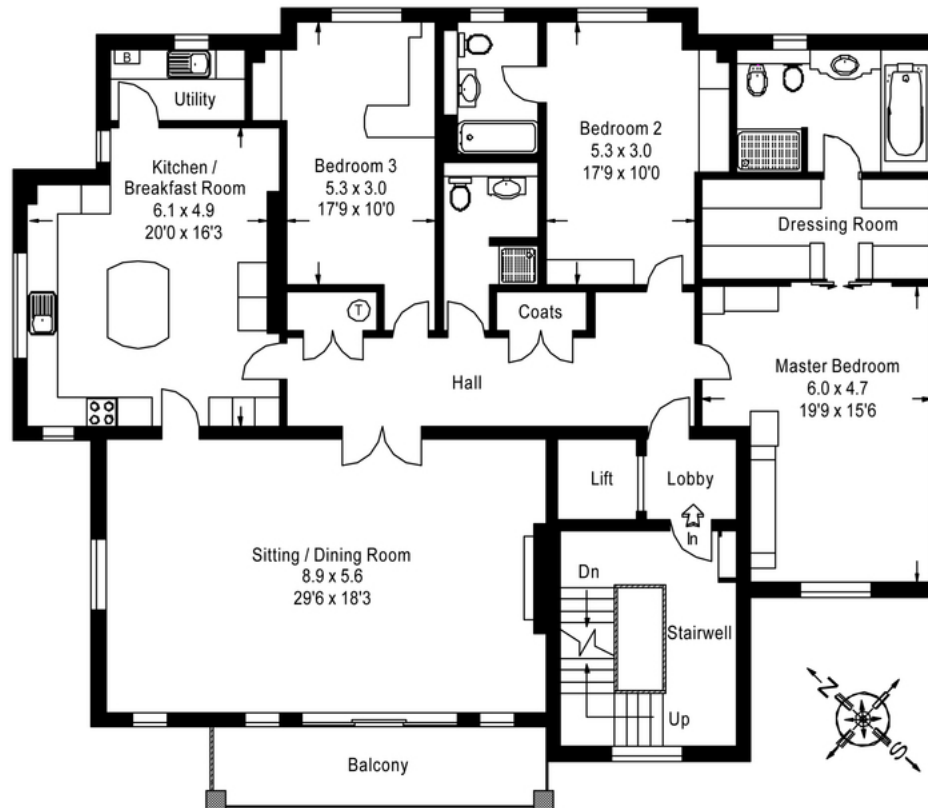
Viewing

Strictly by appointment with
Savills





2 Cavendish Court 5 Brudenell Road Canford Cliffs Poole Dorset



GROSS INTERNAL AREA (APPROX) :- 214 SQ MT / 2300 SQ FT
FOR IDENTIFICATION ONLY - NOT TO SCALE
FLOOR PLANS SOUTHERN Ltd ©

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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