



## Ground floor apartment with extensive outside space

**Canford Cliffs, Poole, Dorset, BH13**

Leasehold - Guide Price £710,000





2 double bedrooms • 2 bathrooms • Open plan living •  
 Separate utility room • Large private outside terrace •  
 Underground parking

#### Local information

Compton Acres-opposite  
 Canford Cliffs Shops-750 metres  
 Canford Cliffs Beach-0.5 miles  
 Bournemouth-4.3 miles  
 Sandbanks-1.6 miles  
 Bournemouth airport-9.2 miles  
 London-110 miles(2 hrs by train)

All distances and times are  
 approximate

#### About this property

Savills are delighted to offer for  
 sale this immaculately presented  
 ground floor apartment boasting  
 an extensive raised terrace to the  
 rear of the building benefitting  
 from a sylvan setting.

Behind the luxury front door you  
 enter into a spacious hallway  
 which provides access to all  
 rooms in an effortlessly flowing  
 configuration. The open plan  
 kitchen/living/dining room is an  
 excellent size and has been  
 tastefully decorated. The luxury  
 fitted kitchen has ample storage  
 plus a great island which also  
 doubles up as a breakfast bar.  
 From this bright and open space  
 there is also a sun room to the  
 rear which benefits from a  
 tranquil outlook with doors onto  
 the extensive terrace and can be  
 used all year-round.

Bedroom two is a great sized  
 double room with quality fitted  
 wardrobes. The main principle  
 bedroom is a generous size with  
 a walk through dressing area,  
 beautiful fitted storage leading  
 through to the luxury en suite. In  
 addition there is a modern main

bathroom, storage cupboards  
 and utility room.

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.

Further features include -

- Video entry system and  
intruder alarm
- Wet underfloor heating
- Kitchen by Wooden Heart of  
Weybridge
- Quooker tap
- Water softener
- Luxury sanitary ware and  
fittings
- Porcelanosa wall and floor tiles

#### Tenure

Leasehold

EPC rating = B

#### Viewing

Strictly by appointment with  
 Savills

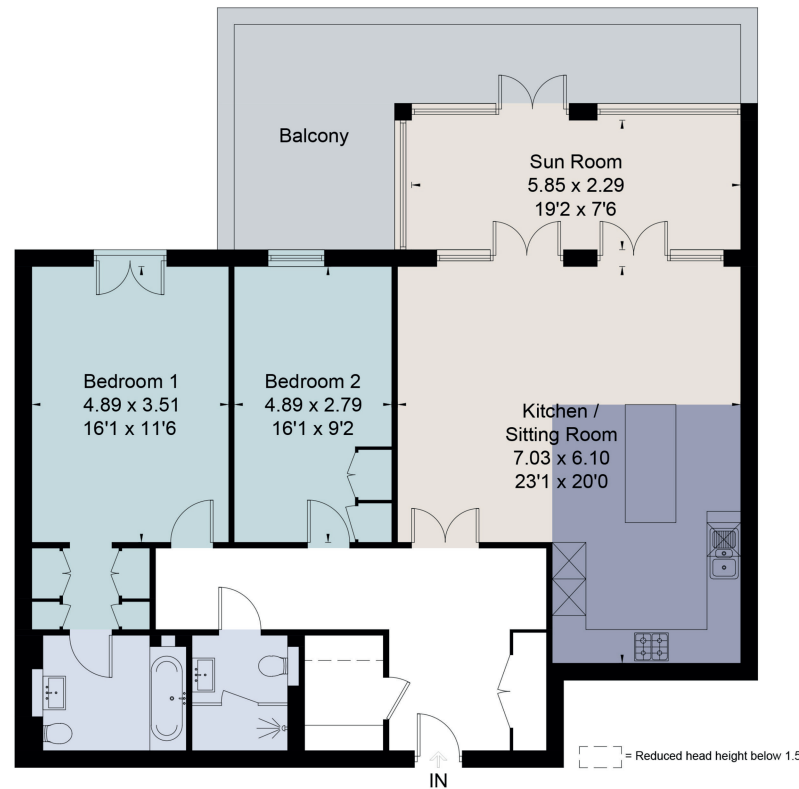








Approximate Area = 119.2 sq m / 1283 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)  
For identification only. Not to scale.  
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Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 296864

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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		

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