



Spacious apartment with it's own private entrance

Canford Cliffs, Poole, Dorset



3 bedrooms • 3 bath/shower rooms (2 en suite) •
Reception room • Kitchen/breakfast room • Utility •
Balcony • Two underground parking spaces & Visitors
parking • Lift directly into property

Local information

Canford Cliffs is a coastal area located midway between the town centres of Bournemouth and Poole, both of which offer a wealth of shopping, recreation and entertainment facilities.

Poole Harbour is the second largest natural harbour in the world and the town is recognised as one of the finest places to live in the country.

Canford Cliffs shops - 700m
Canford Cliffs beach - 0.7 miles
Sandbanks - 1.1 miles
Westbourne shops - 1.7 miles
Poole Centre - 3.4 miles
Bournemouth Centre - 3.7 miles
(All distances approximate)

About this property

Templewood is a three storey purpose built block comprising just eight apartments set in beautifully landscaped gardens. The development is located conveniently close to the amenities of the nearby Canford Cliffs Village.

This particular apartment is located on the ground floor with the benefit of its own private entrance giving the feeling of a bungalow and the advantage of direct lift access to and from the underground parking. This apartment has two allocated underground parking spaces as well as visitors parking.

The well planned accommodation extends to approx 1,379 sq ft with a sunny balcony. Being on the ground floor there is easy access to the

attractive communal grounds where there is an external seating to sit and enjoy the gardens all without the worry of the maintenance as this will be covered within the service charge.

On entering the apartment you are greeted by a good sized entrance hall with a built in double cupboard and access to the lift.

The impressive living/dining room is perfect for entertaining with access out to the balcony, which overlooks the communal gardens. The well-appointed kitchen is fitted with a range of units and built in appliances plus separate utility room.

There are three double bedrooms - bedroom one and two have their own en suite facilities. All bedrooms come with fitted wardrobes. A separate family bathroom serves bedroom three and completes the accommodation.

Additional features include: -

- Video entry system
- Security alarm
- Security light
- Underfloor gas central heating
- UPVC framed double glazed windows and doors
- Luxuriously appointed bath/shower rooms

EPC rating = B

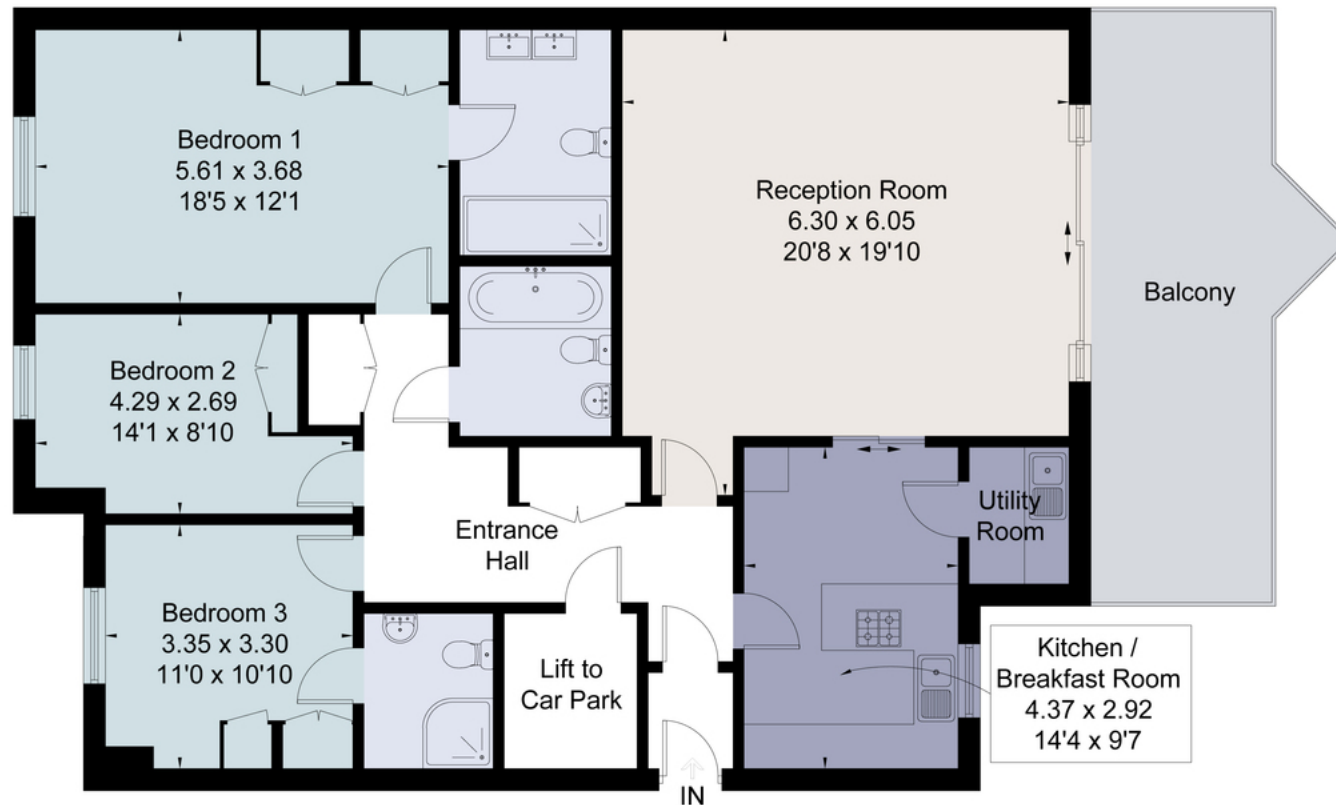
Viewing

Strictly by appointment with Savills



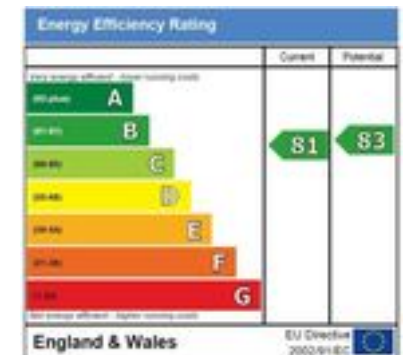


Approximate Floor Area = 128.1 sq m / 1379 sq ft



Ground Floor

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