



Flat 1 The Halyards, 8 Flaghead Road, Canford Cliffs, Poole, BH13 7AU

BERKELEYS

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A stunning three-bedroom ground floor apartment, situated in an exclusive development of just six apartments. Constructed in 2012 by well-regarded local developers Pennyfarthing.

£735,000 Share of freehold

Canford Cliffs village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants, and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The property is just a short walk to Canford Cliffs sandy beaches. The world-famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas, and yachts clubs as well as a whole host of water sports facilities. The 18-hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.



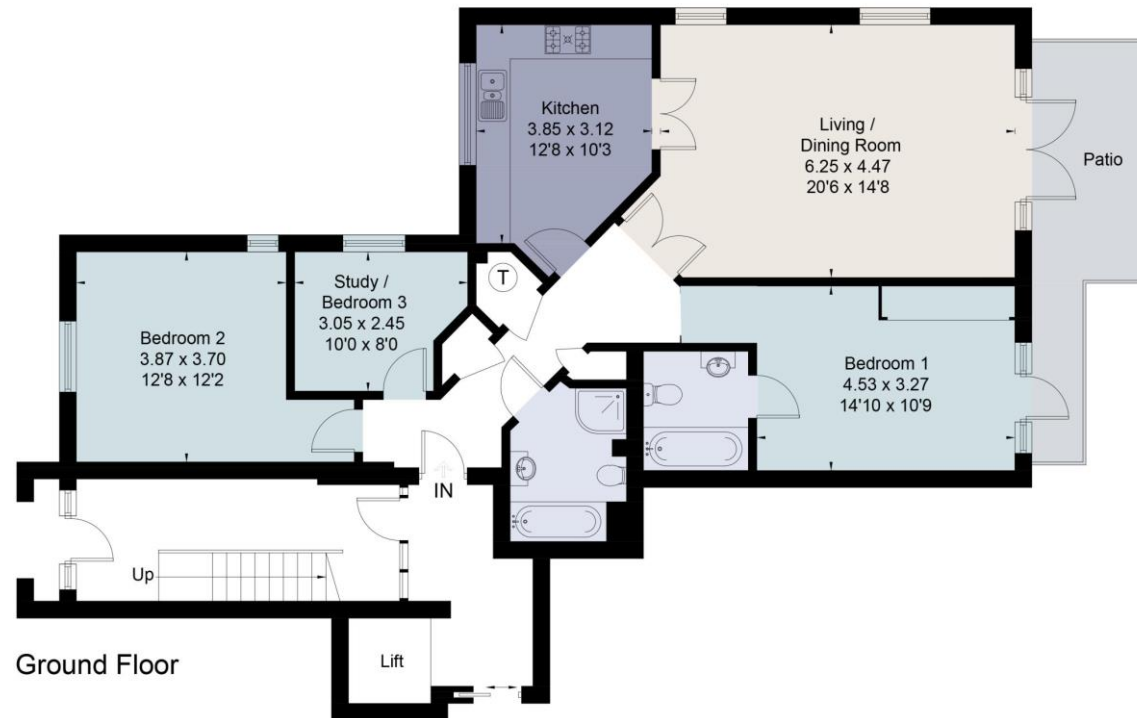
This bright and spacious apartment extends to approximately 1116 sq. ft. of accommodation.

- Small and exclusive development of only 6 apartments, approached via electric gates
- Entrance hall, with entry phone system and multiple store cupboards
- Large living room/dining with French doors leading onto South facing sun terrace and communal gardens
- Modern fitted kitchen, with integrated appliances and space for American Fridge/Freezer
- Master bedroom with fitted wardrobes, and modern ensuite shower room
- Second double bedroom with fitted wardrobes
- Third bedroom
- Spacious modern family bathroom with separate shower
- Two secure underground parking spaces and storeroom
- Zoned underfloor gas central heating
- Double glazing throughout
- Well kept communal grounds
- Electric car charging point
- Ideal main home or holiday home
- Service charge £2,125 per half year
- Council tax band F

(Correct at time of print)



Approximate Floor Area = 103.7 sq m / 1116 sq ft



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