



**3 Cliftons, 30 Nairn Road, Canford Cliffs, Poole, BH13 7NJ**

**B E R K E L E Y S**

PROPERTY AGENTS · CHARTERED SURVEYORS · EST 1991



An immaculately presented **SECOND FLOOR** apartment, enjoying over 2,000 sqft of accommodation and **PANORAMIC VIEWS** of Poole Harbour and Brownsea Island.

**£1,300,000** Share of Freehold

This beautiful apartment is located in the highly sought-after location of Canford Cliffs Village, close to local beaches. The village is within level walking distance, further shopping needs can be found nearby with Westbourne and its Victorian Arcade a short drive away.

Poole Harbour offering a broad range of water sports and marinas and Parkstone Championship Golf Course are both within very easy access. The location is further enhanced by excellent road and rail communications.



This bright and spacious accommodation extends to approximately 2169 sqft.

- Large entrance hall, with entry phone system and multiple storage cupboards.
- Beautiful modern fitted kitchen, with integrated appliances, centre island and space for breakfast table.
- Enclosed sunroom with stunning views over Poole Harbour and well-kept communal gardens.
- Substantial living room, with feature fireplace, and views over Poole Harbour.
- Primary bedroom, with fitted wardrobes, seating area overlooking Poole Harbour, and modern ensuite shower.
- Second double bedroom, with fitted wardrobe and ensuite shower.
- Third double bedroom, with fitted wardrobe and ensuite shower.
- Fourth double bedroom (currently used as a study) with access to stairs leading down to the exterior of the building.
- Separate utility room.
- Lift to all floors.
- Double garage and parking.
- Exclusive development of just 6 apartments
- Beautiful landscaped communal gardens.
- Share of Freehold
- Service charge £5,000 per annum
- Council tax band G

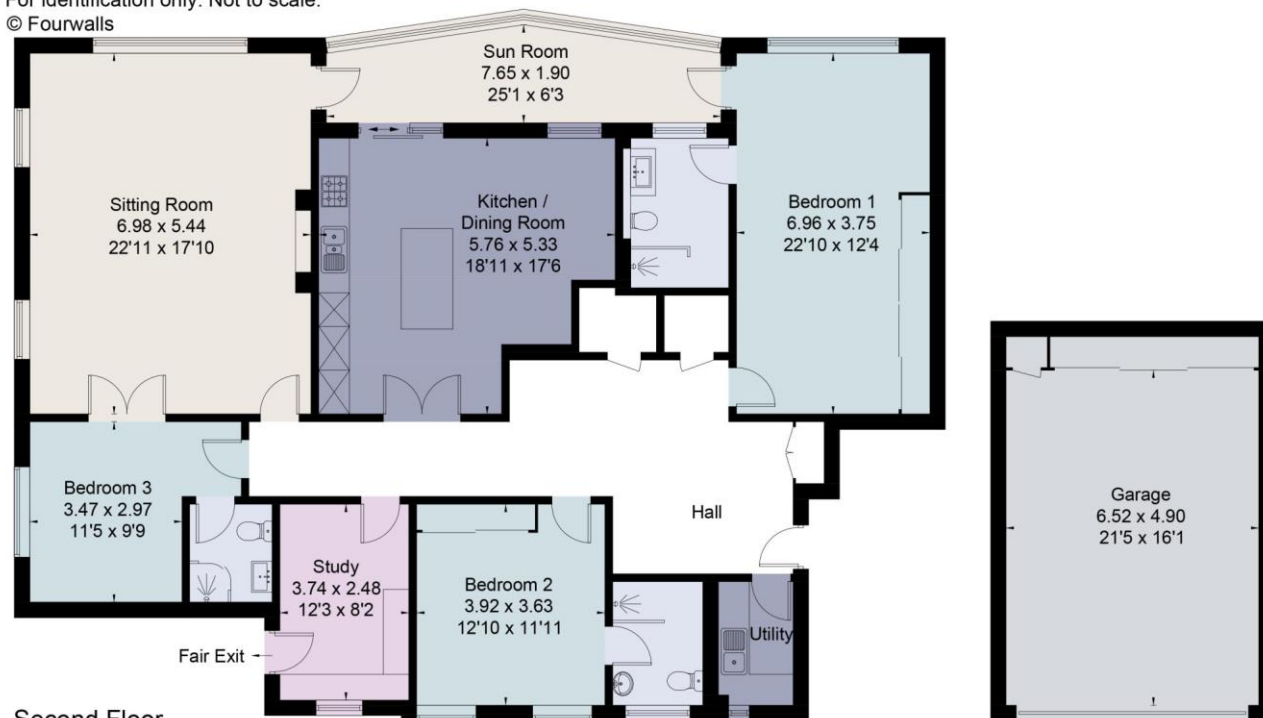
(Correct at time of print)



Approximate Area = 201.5 sq m / 2169 sq ft  
 Garage = 35.0 sq m / 377 sq ft  
 Total = 236.5 sq m / 2546 sq ft  
 Including Limited Use Area (2.6 sq m / 28 sq ft)  
 For identification only. Not to scale.



© Fourwalls



(Not Shown In Actual  
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 313139

**DISCLAIMER:**

YOUhome Ltd, trading as Berkeleyys, ("Berkeleyys") for itself and as agent for the vendor(s) or lessor(s) (as appropriate) gives notice that: 1. These particulars are only a general outline and an approximate guide to the property, and do not constitute in whole or in part an offer or a contract. No statement in these particulars [or by word of mouth or in writing ("information")] is to be relied upon as a statement or representation of fact and Berkeleyys cannot guarantee the accuracy of any description, dimension, reference to condition and features, necessary permissions for use and occupation and any other details contained herein. These particulars are given without responsibility on the part of Berkeleyys, the vendor and lessor, and any intending purchasers, lessees or third parties should satisfy themselves by inspection, searches, surveys and enquiries as to the correctness of each statement. Neither Berkeleyys (including any of its employees and those persons acting on its behalf) nor any joint agent has any authority to make any representation or warranty or enter into any contract whatsoever in relation to the property. Berkeleyys has not tested any services, equipment or facilities and therefore nothing in these particulars shall be deemed to be a statement that any services, equipment and facilities are in good working order. 2. The photographs show only certain parts and aspects of the property as they appeared at the time they were taken. No assumptions should be made in respect of parts of the property not shown in photographs and actual inspection of the property should be relied upon. Any areas, measurements and distances given are approximates only. 3. Any reference to alterations to, or use of, any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents has been obtained. 4. Purchase prices, rents or other prices quoted are correct at the date of publication and may change without notice. All amounts stated are exclusive of VAT. VAT may be payable on the purchase price and/or rents; intending purchasers or lessees should satisfy themselves as to the applicable VAT position relating to the property. 5. Berkeleyys will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. This disclaimer is governed by the laws of England and Wales.



Berkeleyys is the trading name of the Canford Cliffs office of YOUhome Ltd operating at 1-3 Haven Road, Poole BH13 7LE.  
 YOUhome Ltd's registered office is at 121 Notting Hill Gate, London W11 3BL. Our company registration number is 05132652.