



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

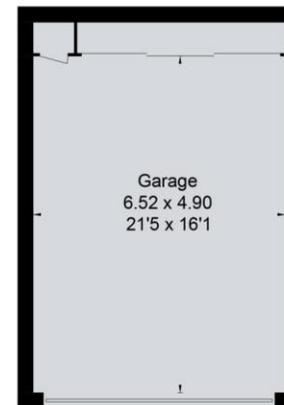
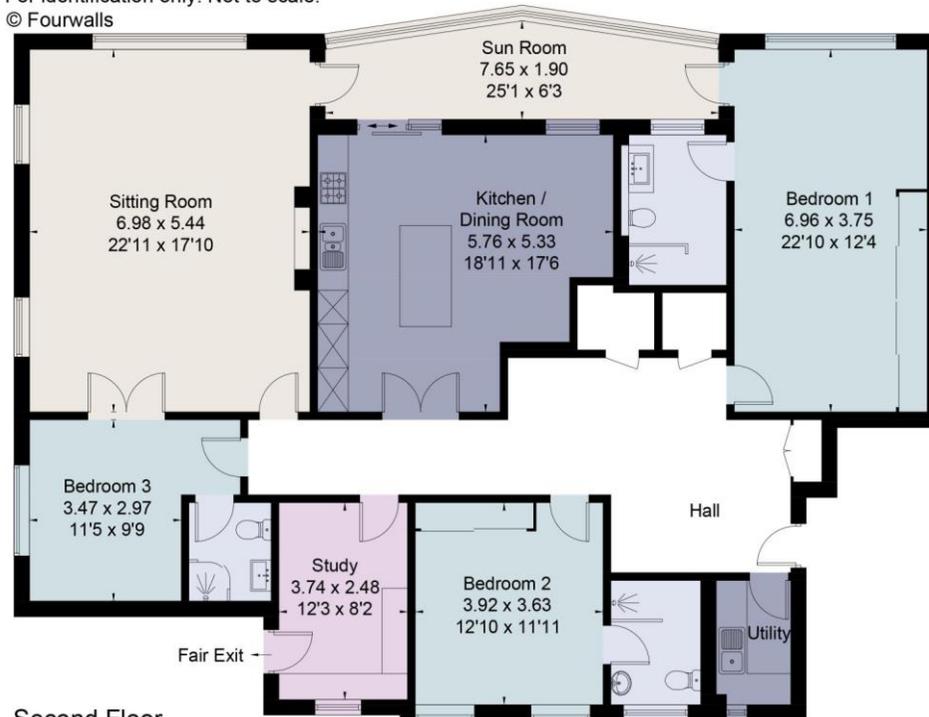
(Correct at time of print)



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.



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(Not Shown In Actual
Location / Orientation)

Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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