

BERKELEYS

EXCEPTIONAL PROPERTY AGENTS AND ADVISORS - EST 1991



1 The Myettes

2 Maxwell Road, Canford Cliffs, BH13 7JB



1 The Myrtles, 2 Maxwell Road.

A charming two bedroom ground floor, garden apartment, just moments away from the beach.

Welcome to this charming two-bedroom ground floor conversion apartment, offering a unique blend of character and potential. This property boasts the advantage of its own private front door, ensuring privacy and convenience. Additionally, it features a south facing garden which overlooks the woodland park perfect for outdoor relaxation, and the added benefit of off-road parking for added convenience. While the apartment requires some internal work and potential reconfiguration, it provides a fantastic opportunity to tailor the space to your preferences and needs. The current layout includes two bedrooms, a living room, and a separate dining room. The kitchen, awaiting your personal touch, and two bathrooms, adding to the convenience and functionality of the space. This ground floor apartment is brimming with potential and is perfect for those looking to create a home. With its charming features and the opportunity to modernize and reconfigure, this property represents a fantastic investment.

Canford Cliffs is celebrated for its picturesque cliff-top vistas, pristine sandy beaches, and lush, wooded areas. The golden sands of Canford Cliffs Beach are perfect for sunbathing, swimming, and water sports, while the nearby Canford Cliffs Chine and Branksome Chine provide beautiful wooded walks down to the sea. The area's natural beauty and tranquillity make it an ideal retreat for those seeking a peaceful coastal lifestyle.

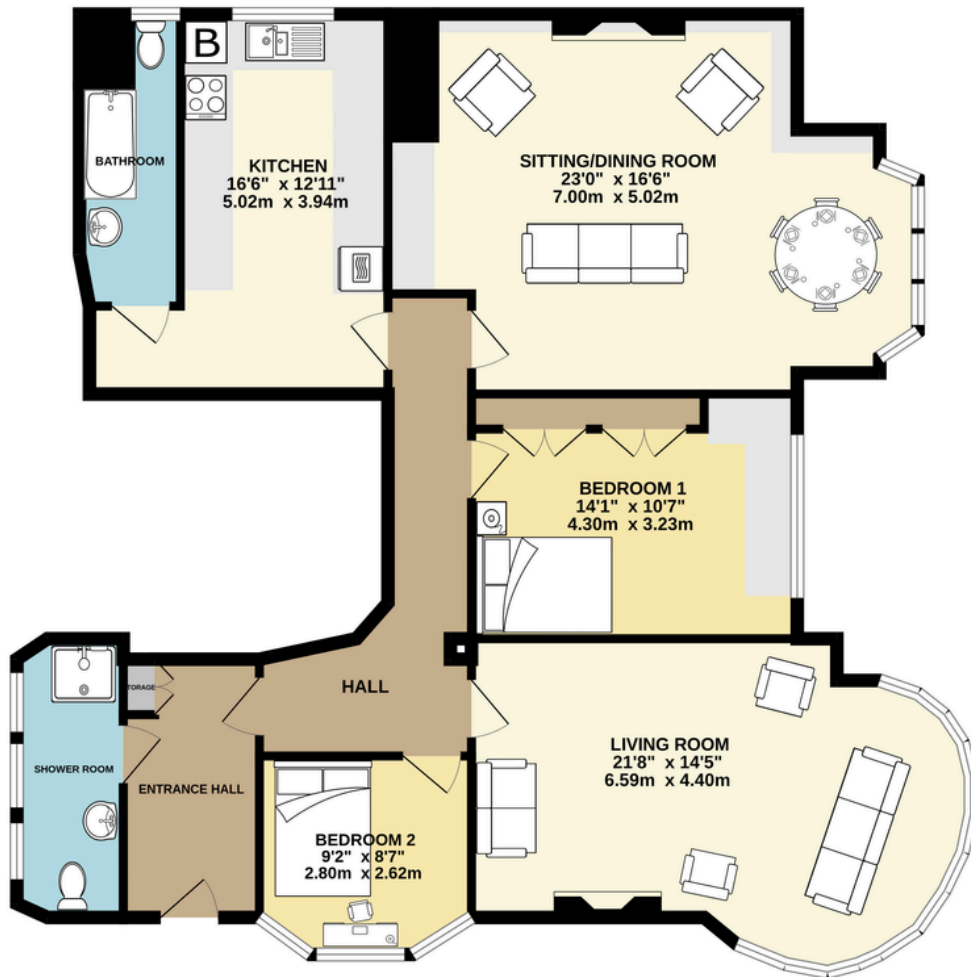
Despite its tranquil setting, Canford Cliffs is well-connected. Regular bus services and proximity to major road networks ensure easy access to the nearby towns of Poole and Bournemouth. The A338 and A35 provide straightforward routes for commuting or exploring the wider region.





Floorplan

GROUND FLOOR
1221 sq.ft. (113.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1221 sq.ft. (113.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Myrtles

Maxwell Road, BH13 7JB

Floor area: 1221 Sq. Ft / 113.4 Sq. M
Approximate gross internal area

EPC rating - D

Price: £500,000

Tenure: Freehold

Council Tax Band: Band E

Local Authority: BCP

Service Charge: As and when basis

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Your Personal Agent

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I am delighted to announce the listing of The Myrtles, in Canford Cliffs. As a real estate agent with a deep passion for helping people find their dream homes, I can't wait to show you around this property.

Since retiring from my successful gymnastic career representing Team GB in the Olympics, I turned to another passion project within property. Gaining agency experience in a Lower Parkstone agency previously, I came aboard the Berkeley's team to further my career.

I have a broad knowledge within property following renovating multiple houses, and continue to build upon this.

I truly believe you will enjoy everything The Myrtles has to offer, and I can't wait to give you a personal tour.

Nathan Bailey

Property Consultant

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