



**Flat 3 Canford Heights, 7 Western Road, Poole, BH13 7BE**

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

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Nestled midway between Canford Cliffs Village and the golden sandy beaches of Branksome Chine, this delightful three-bedroom first floor apartment, offering two balconies and no forward chain.

**£549,950** Share of Freehold

Canford Heights is a prestigious development of just sixteen apartment and enjoys a superb location, with Canford Cliffs Village being just a short walk away, and the Chines leading to the award-winning beaches, with its promenade to Sandbanks. This gated development is set within immaculate grounds and offers the perfect space for a main residence or second home. For further shopping needs Westbourne and its Victorian Arcade is 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.





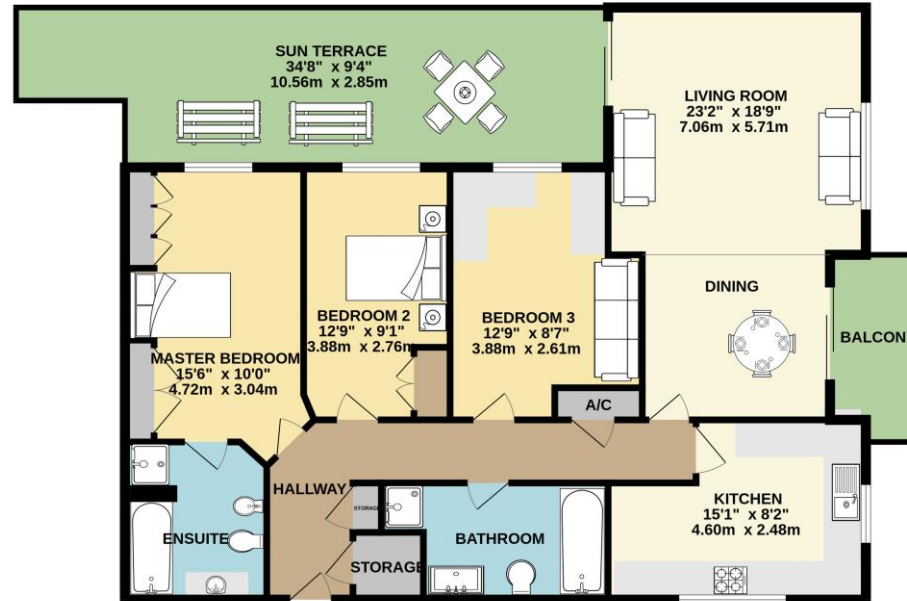
This wonderful apartment extends to approximately 1215 sq.ft.

- Entrance hallway with Entryphone system and store cupboards.
- Large living and dining room, with access out onto two private balconies.
- Separate fitted kitchen with integrated appliances, and wall mounted units.
- Primary bedroom with the benefit of an ensuite bathroom with separate shower.
- Second double bedroom.
- Third double bedroom (used as a home office).
- Separate family bathroom with separate shower.
- Two spacious balconies, with the benefit of having sole use of the large sun balcony to the front of the development.
- Allocated under cover parking.
- Lockable store cage, located on the first floor.
- Extensive and well-maintained communal gardens.
- Lift to all floors and communal stairs.
- Gated development.
- Visitor parking to the front of the development.
- No forward chain.
- Service charge £3,971.88 per annum.
- Council tax band G
- EPC rating C.

(Correct at time of print)



FIRST FLOOR  
1215 sq.ft. (112.9 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 sq.m.) approx.

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