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CHARTCOMBE 162-164 CANFORD  
CLIFFS ROAD  
POOLE  
BH13 7EL



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## *Agent's introduction*

\* 60 and above age-exclusive development \* \* Large living/dining area overlooking the communal grounds \* Two bedrooms, two bathrooms \* \* Walking distance to shops and the beach \* \* Allocated underground parking \* \* Direct Access to Compton Acres \* \* Communal atrium, library, on-site hair salon and guest suites \* \* No chain \*

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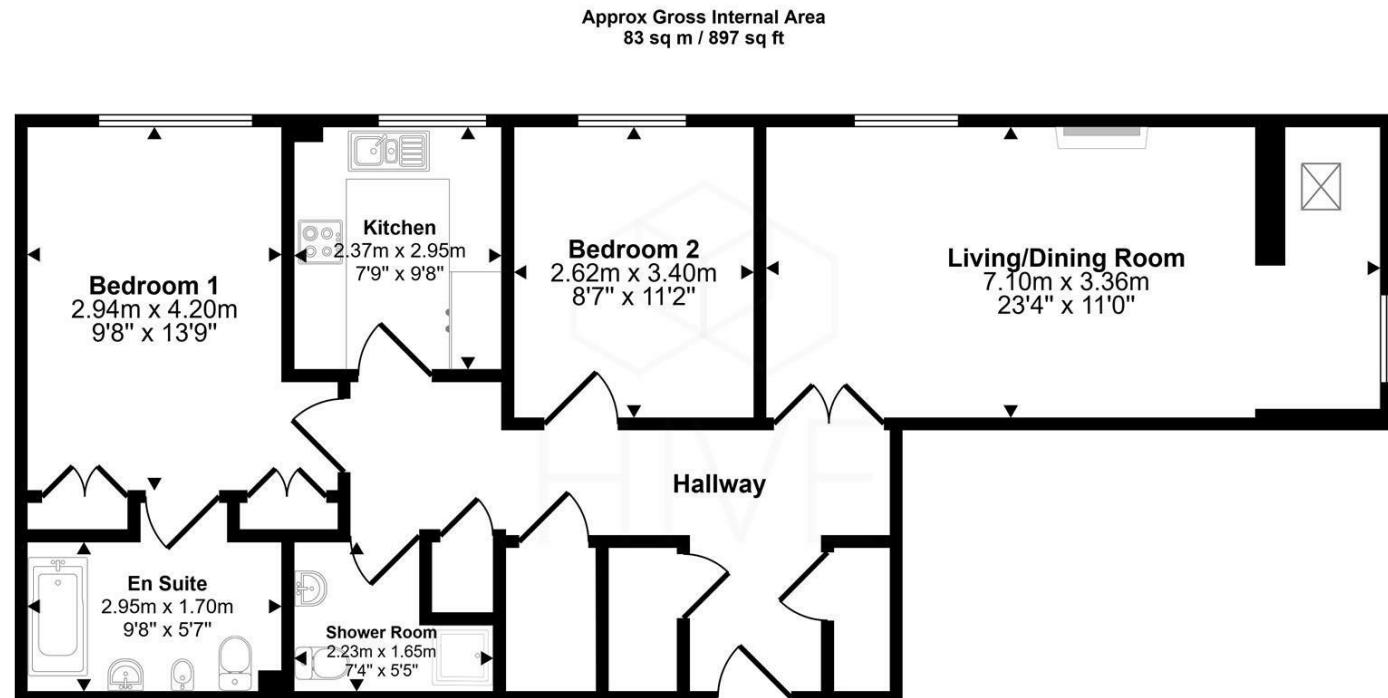
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## Property highlights

- 60 and above age-exclusive development
- Two spacious bedrooms
- Ensuite bathroom plus separate shower room
- Gated driveway with secure entry phone system
- Walking distance to Canford Cliffs shops and Sandbanks Beach
- Allocated underground parking space plus ample visitor parking
- Apartment owners have free access to the gardens of Compton Acres!
- Amenities include communal atrium, library, on-site hair salon, guest suites, and events for residents
- Large living/dining room.
- No chain and Share of Freehold



# Floor plan and PC



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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