



69 Chartcombe, 162-164 Canford
Cliffs Road, Canford Cliffs, Poole,
BH13 7EL

Asking Price
£175,000

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(Communal lounge area in the atrium of 'A' Block)

69 Chartcombe, 162-164 Canford Cliffs Road,
Canford Cliffs, Poole, BH13 7EL

* **SECOND FLOOR, PURPOSE-BUILT, RETIREMENT APARTMENT** * Communal atrium in Block 'A' * Entrance hall * Living room * Fitted kitchen * Master bedroom with en-suite bathroom * Second Bedroom * Separate shower / cloakroom * Lift from basement to all floors * Allocated Block 'B' underground parking * Access to Compton Acres Gardens * Gas radiator heating and double-glazing

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The Property

'Chartcombe' is a purpose-built, retirement development comprising two blocks, with this apartment being located in Block 'B'. The development benefits from a house-manager and from two guest suites for the use of relatives or friends when visiting 'Chartcombe' (a charge is levied to cover the administration and upkeep when used). 'Chartcombe' is approached via security gates, where there is a video-entry system, and at the entrance to Block 'B' there is a further video entry-system which gives access to the communal reception hall. The accommodation comprises entrance hall, living room, fitted kitchen, master bedroom with en-suite bathroom, second bedroom and separate shower room / cloakroom. The property benefits from gas radiator heating, double-glazing and allocated parking.

Location

The property is situated in Canford Cliffs, which provides a range of local shops, whilst being within walking-distance of sandy beaches,

Poole Harbour, and a short drive from Parkstone Golf Course.

Access

Via the communal entrance door with view entry-phone leading to the communal entrance hall. Stairs and a passenger lift serves all floors including the basement. Personal front door to:

Entrance Hall

Coved ceiling. Radiator. Video entry-phone. Wall-mounted thermostat. 'Caretech' call system. Built-in airing cupboard housing hot water cylinder with fitted immersion heater. Separate cupboard housing gas boiler and providing linen storage. Double doors to:

Living Room

Coved ceiling. Radiator. Television point. Two wall light points. Double glazed window. Archway to:

Kitchen

Fitted kitchen comprising stainless steel one and a half bowl sink unit with adjacent work surfaces with wall and floor-mounted units. Built-in four ring electric hob, with oven below and fume hood over. Built-in dishwasher and washing machine. Built-in fridge / freezer. Television point. Under-lighting to wall units. Tiled walls to visible areas.

Master Bedroom

Radiator. Double-glazed window. Coved ceiling. Television point. Telephone point. Built-in range of wardrobes. Door to:

En-Suite Bathroom

Modern style suite comprising panelled bath with mixer tap and shower attachment, wash hand-basin with mirror and light / shaver point over, bidet and close coupled WC. Heated towel rail, Extractor fan. Part tiled walls to visible areas.

Bedroom Two

Double-glazed window. Coved ceiling.

Cloakroom / Shower Room

Suite comprising corner shower cubicle with built-in shower unit, close coupled WC and pedestal wash hand-basin with mirror and light / shaver point over. Heated towel rail. Extractor fan.

Outside

A feature of this retirement development is the central communal atrium in Block 'A', for use by all residents. There are two guest suites for the use of relatives or friends when visiting, where a small charge is made for the general upkeep and administration. The driveway leads from the security gates down below each block where the underground parking can be found. A single marked bay is conveyed with this apartment. The grounds are well maintained and predominantly laid to lawn with flower and shrub borders. As previously mentioned, the residents of 'Chartcombe' have access to the gardens of Compton Acres.

Square Footage

Approximately 590 sq.ft

Fixtures and Fittings

To be confirmed.

Services

Mains water, electricity and gas radiator heating, none of which have been tested.

Method of Sale

This property is being offered for sale via Private Treaty.

Tenure

Share of Freehold

Local Authority

Poole Borough Council

Council Tax

Band D - £1,453.23 for 2009/2010.

Viewing

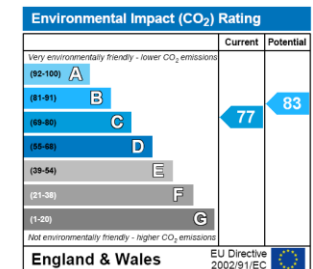
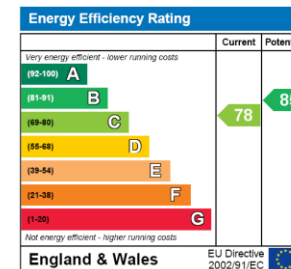
Strictly by prior appointment with YOUhome®, 101 Old Christchurch Road, Bournemouth, Dorset, BH1 1EP. Tel No: 01202 544500.

Directions

From our office in Old Christchurch Road, proceed to the roundabout and turn left into Dean Park Crescent. Take the second exit from Richmond Hill roundabout and join the Wessex Way towards Poole. Proceed straight over the next roundabout and at the Liverpool Victoria gyratory take the second exit into The Avenue. Follow along past Branksome Chine and through Canford Cliffs village to the roundabout. Take the second exit into Canford Cliffs Road and Chartcombe can be found a short way along on the left hand side.

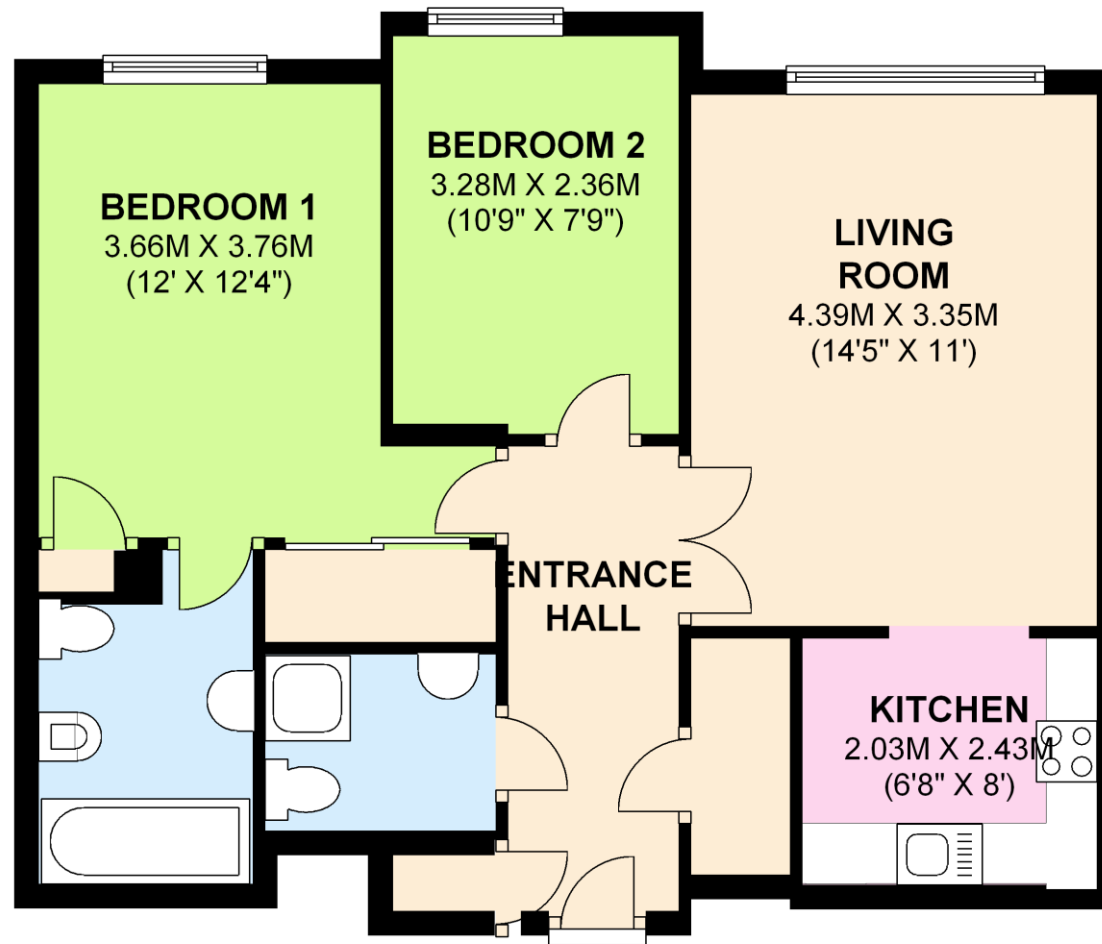
URL

<http://youhome.co.uk/listings/1106>



SECOND FLOOR

APPROX. 54.9 SQ. METRES (590.9 SQ. FEET)



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Important Notice

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