



**Nairn Road,  
Canford Cliffs, Poole BH13**

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

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A beautifully presented southerly aspect apartment situated in an exclusive development of just 3 properties; with sweeping views of Poole Harbour, The Purbecks and Studland Bay.

**£1,200,000** Share of Freehold



San Antonio 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.

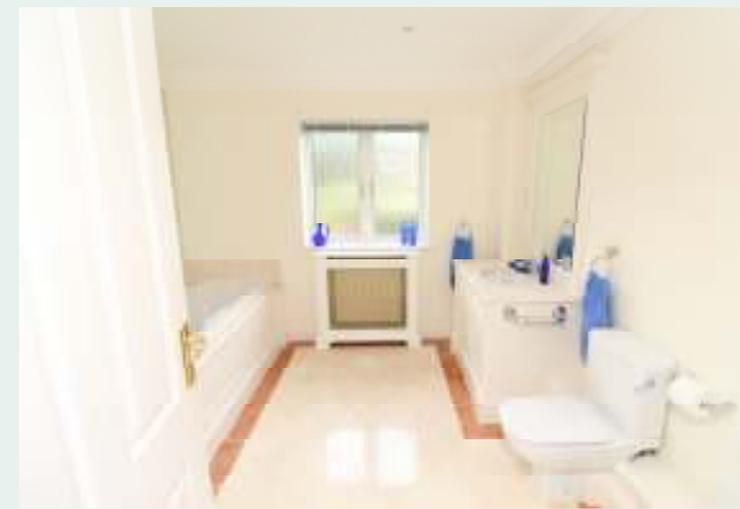
Poole Harbour offering a broad range of water sports and marinas and Parkstone Championship Golf Course are both within very easy access. The location is further enhanced by excellent road and rail communications.

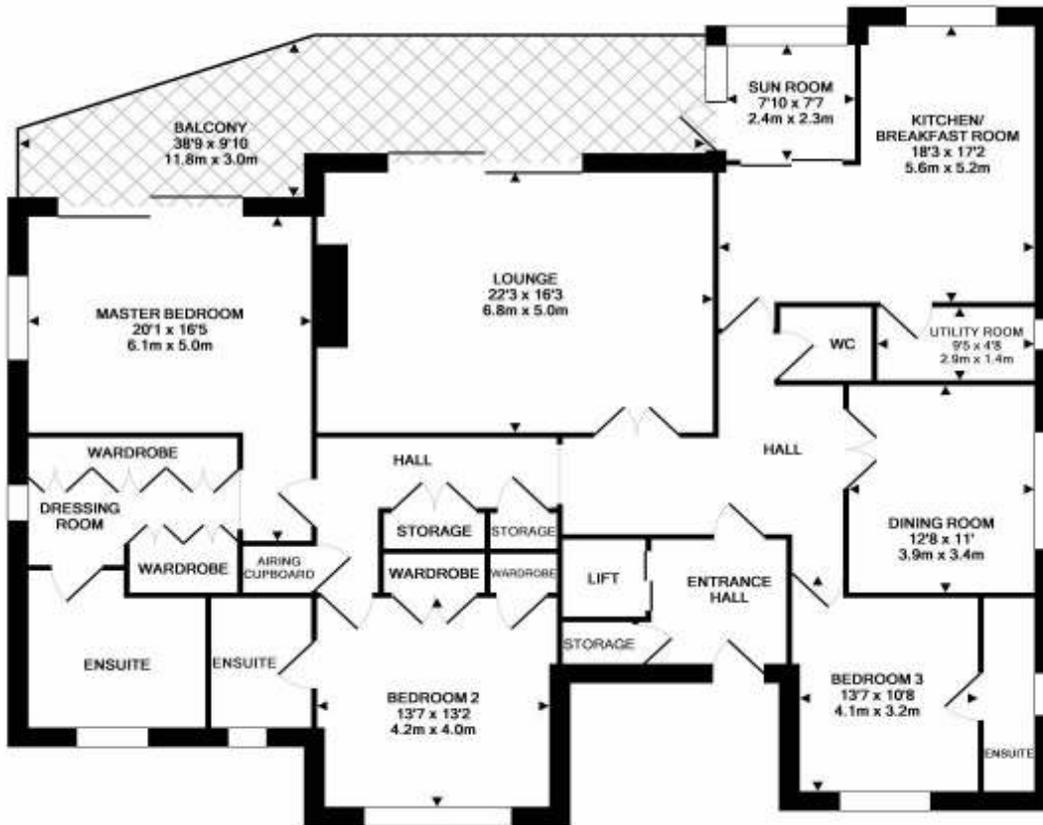


This well planned first floor property offers bright and spacious accommodation which measures approximately 2,116sqft.

- Entrance hallway with lift access and storage
- Inner hallway with separate WC, alarm controls, security phone entry system and ample storage
- Large lounge with feature fireplace and doors onto the balcony
- Fitted kitchen/breakfast room with ample storage, integrated appliances, Centre Island and separate utility room
- Separate dining room
- Dual aspect sun room with access onto the balcony
- Master suite with doors onto the balcony, Harbour views, dressing room with fitted wardrobes and large en suite
- Two further double bedrooms, both with en suites and fitted wardrobes to the second bedroom
- Large southerly aspect balcony with views over the Poole Harbour and the communal gardens
- Double glazing
- Gas fired central heating
- Under ground parking for 2 vehicles with storage cupboard and additional visitors parking
- Well manicured communal gardens with gated entrance
- Service charge £2,800 per annum (paid half yearly)
- Council tax band H

(Correct at time of print)





TOTAL APPROX. FLOOR AREA, 2116 SQ.FT. (196.6 SQ.M.)

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