



**Meriden Close,
Canford Cliffs, BH13**

B E R K E L E Y S

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Set back in a quiet cul-de-sac located in the heart of Canford Cliffs sits this beautiful two double bedroom first floor apartment with fantastic sea views and private pathway leading down to the beach.

£750,000 Share of freehold

This spacious apartment is located in the highly sought-after location of Canford Cliffs Village, close to Flaghead Chine. 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 light and airy apartment extends to approximately 1186 sq.ft.

- Panoramic sea views with direct beach access
- Bright and spacious living room with feature bay window with sea views and access onto large balcony
- Large dining room with sea views and double doors leading onto balcony
- Master bedroom with fitted wardrobes, ensuite shower room and access onto balcony
- Second double bedroom with fitted wardrobes and door leading into family shower room
- Family shower room
- Separate kitchen with integrated appliances
- Large south facing balcony with fantastic views of the sea and manicured gardens
- Four large store cupboards
- Double Glazing throughout
- Gas fired central heating
- Two garages and ample visitor parking
- No forward chain
- Service charge £3000 per annum
- Council tax band F

(Correct at time of print)



GROUND FLOOR
1186 sq.ft. (110.1 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.1 sq.m.) approx.

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