

ESCALADA, 43 CLIFF DRIVE, Canford Cliffs, Poole, BH13 7JE



STEPHENNOBLE
COVERING THE COASTLINE

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Canford Cliffs, Poole, BH13 7JE

Stephen Noble are delighted to offer for sale an outstanding, beautifully designed new development of twelve spacious apartments finished to an exceptionally high standard by renowned local developer, Bracken Developments.

This exclusive development comprises 12 luxury 2 and 3 bedroom apartments. The apartments are a stunning blend of contemporary and art deco style and are situated in a much unrivalled location, being just a short level walk to the local village of Canford Cliffs and just yards from the cliff top, with beautiful scenic walks through the chimes to the golden sands of Canford Cliffs beach.

The specification includes:

- Fully fitted kitchen by Kitchen Elegance with granite worktops, including extractor, Gaggenau induction hob, Gaggenau electric oven and combination oven/microwave, integrated fridge freezer, dishwasher, washer/dryer
- White sanitary ware by Villeroy & Boch, with polished chrome fittings by Hans Grohe and glass enclosure to the shower tray, chrome finish towel rail with summer setting
- Luxury ceramic tiles to the walls and floors in the bathrooms and the floors to the kitchens
- Wardrobes to the master bedroom and bedroom 2
- Chrome finish electrical sockets
- Cabling for terrestrial TV and Sky+
- Intruder alarm to all apartments
- Secure basement parking with allocated parking space and lifts to all floors
- Remote control basement garage door
- Video entry phone security system
- Dark grey contemporary aluminium framed windows and French doors with double glazed units
- Seamless glass panelled balcony or garden terrace to all apartments
- Gas fired under floor central heating
- Landscaped grounds
- 10 Year Premier Building Guarantee
- Lockable pedestrian gate to access Cliff Drive
- Basement storage
- Keyless security entry system.

PRICES FROM - £595,000



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BrackenGroup
Building developers est.1979

Canford Cliffs village, within 5 minutes walk of the apartments, offers shopping for everyday requirements as well as boutiques and café bars, whilst the more commercial centres of both Poole and Bournemouth are approximately 3 miles equidistant, offering superb shopping, recreational and entertainment facilities. Both centres also provide direct mainline railway connections to London Waterloo. The road network from the area is excellent with easy access to the A338 linking to the M27, M3 and beyond. Public transport is also easily accessible.



IMPORTANT NOTICE

We have prepared these details in good faith to give a broad description of the property. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. We have relied upon our own brief inspection and information supplied to us by the Vendors. Accordingly it is not intended that this brochure should be relied upon as a representation of facts or that it should have contractual status. For example: (i) The description, including photographs of the [property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements areas and distances are intended to be approximate only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings shown on the plans is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes, are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included for sale. (v) No representation or warranty is given as to the title of the property or as to the existence or otherwise of any planning consent, building regulation approval or other statutory or regulatory permission, If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you travel to view the property.

