



Percorso 6

MARTELLO ROAD SOUTH, CANFORD CLIFFS, POOLE, DORSET, BH13 7DP

Tailor Made

ESTATE AGENTS



Recently constructed development

Recently constructed development, modern contemporary architecture, quiet and sleepy sought after road, access to local amenities at Canford Cliffs Village and the award winning safe and sandy beaches only 500 meters away.

- Exclusive Canford Cliffs location
- 500m to award winning sandy beaches
- Luxury fitted kitchen with branded appliances
- Two bedrooms / two bathroom
- Storage locker for bikes, paddleboards etc
- Secure underground parking
- 500m to Canford Cliffs village
- Pets permitted on license

Local Authority: BCP Council, BCP • Tax Band: E • EPC: B



FOR SALE: SHARE OF FREEHOLD



PERCORSO 6 | 3 | CANFORD CLIFFS

ACCOMMODATION

Modern contemporary architecture blends seamlessly into the landscape of this quiet and sleepy sought after road, giving this recently built 2-bedroom apartment an abundance of light whilst enjoying generous external grounds. Benefits include access for local amenities including 500 meters away to the main Canford Cliffs Village but also 500 meters away to the award winning safe and sandy beaches.

Communal lift and stairs services all floors, with this apartment, number 6, being set on the 1st floor. The apartment opens into a central hallway which acts a central core to the home with all principal rooms connecting through.

The kitchen is fitted with branded appliances, a Quooker instant boiling water tap, stylish grey matt finish kitchen units and quartz worktops which run along one end of the room and there is more than ample space for dining and living furniture.

The open plan kitchen/living space is a lovely size with floor to ceiling glazing and sliding doors to access a good-sized balcony. The balcony is approximately 6ft wide offering plenty of space for alfresco dining and relaxing, and the large sliding doors bring the outside in for a light and airy atmosphere on summer days.

The principal bedroom offers large, fitted wardrobes and an ensuite shower room. Bedroom 2 again a double sized room also benefits from built in wardrobe storage. Both bedrooms feature floor to ceiling windows with a pleasant outlook over mature trees and gardens. A family bathroom with bath suite, and a utility cupboard complete the internal accommodation. The apartment comes with one allocated parking space which is located in the secure underground car park.







Please note CGI is for the development and images internally are of the show apartment, along with the lifestyle examples of surrounding locations, all should be used as a guide.

Additional information

Share of Freehold

Service charges: £1,397.48 P.A. 2024/2025

Council Tax Band: E

Pets permitted on license

Holiday Lets not permitted

LOCATION

Canford Cliffs is a prime coastal residential suburb, located on Britain's milder south coast. The area is well known for its natural beauty and microclimate with a reputation for having mild winters and more sunshine than most other parts of the country.

Conveniently located for the perfect lifestyle there is an abundance of shops, restaurants, cafes and bars in the area together with excellent facilities for sunbathing, swimming, windsurfing, jet skiing, golf and access to the flagship dealership for Sunseeker luxury yachts. For those who like their pace of life a little more relaxed, Percorso could not be better placed. Miles of award-winning beaches to stroll on or sit with places to eat, drink and watch the world go by are in plentiful supply.

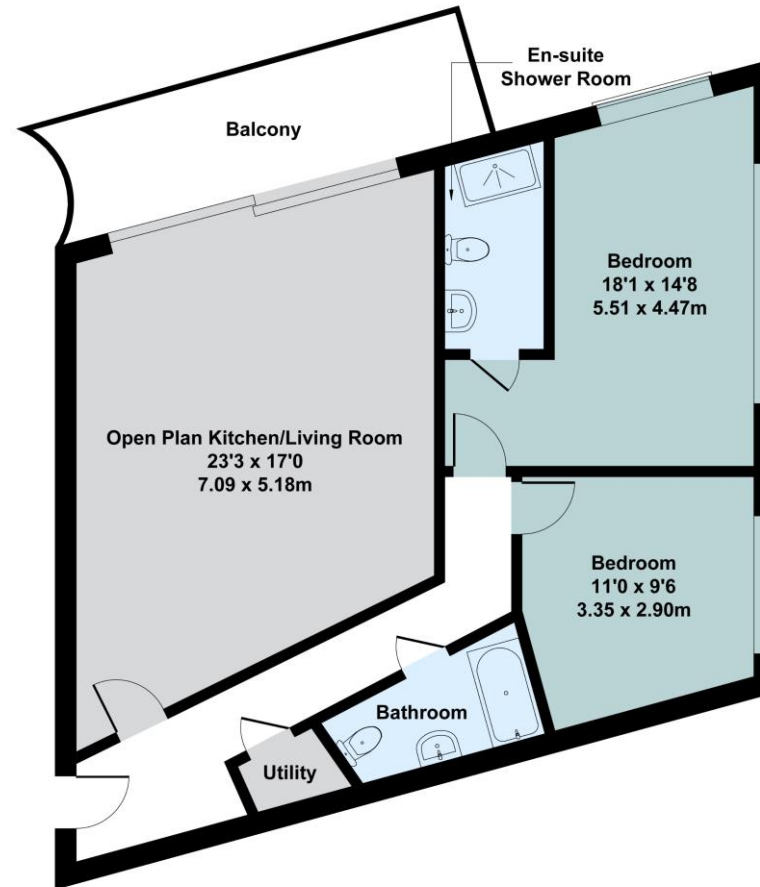
Arts are an important aspect of the area's creativity and heritage, and the area has a strong, developing arts scene. The Lighthouse, which is Poole's Centre for the Arts is the largest regional centre in the UK and home to the Bournemouth Symphony Orchestra.

There is an abundance of golf courses within a few miles of Percorso including Ferndown and Broadstone with Championship golf at Parkstone Golf Course the highlight for any golfer.

Percorso places you in the heart of this sought after community and offers you a rare opportunity to own a bespoke apartment, designed and built with comfort and quality in mind and appointed to the very highest standards.

Percorso 6

Approximate Gross Internal Area
910 sq ft - 85 sq m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



AGENTS NOTES: EVERY ATTEMPT HAS BEEN MADE TO ENSURE ACCURACY, HOWEVER THESE PROPERTY PARTICULARS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. THEY HAVE BEEN PREPARED IN GOOD FAITH AND THEY ARE NOT INTENDED TO CONSTITUTE PART OF AN OFFER OF CONTRACT. WE HAVE NOT CARRIED OUT A STRUCTURAL SURVEY AND THE SERVICES, APPLIANCES AND SPECIFIC FITTINGS HAVE NOT BEEN TESTED. ALL PHOTOGRAPHS, MEASUREMENTS, FLOOR PLANS AND DISTANCES REFERRED TO ARE GIVEN AS A GUIDE ONLY AND SHOULD NOT BE RELIED UPON FOR THE PURCHASE OF ANY FIXTURE OR FITTINGS. LEASE DETAILS, SERVICE CHARGES AND GROUND RENT (WHERE APPLICABLE) ARE GIVEN AS A GUIDE ONLY AND SHOULD BE CHECKED PRIOR TO AGREEING A SALE. PRINTED 05/03/2025. REGISTERED IN ENGLAND & WALES – COMPANY REG NUMBER: 08974309 REGISTERED ADDRESS: 4 BRACKLEY CLOSE, BOURNEMOUTH INTERNATIONAL AIRPORT, CHRISTCHURCH, DORSET, BH23 6SE. COPYRIGHT © TAILOR MADE ESTATE AGENTS LTD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



16 BANKS ROAD, SANDBANKS
POOLE, DORSET, BH13 7QB

E: enquiries@tmea.biz

T: +44 (0) 1202 706 006

Tailor Made

ESTATE AGENTS

TAILORMADEESTATEAGENCY.CO.UK

FOLLOW

TAILOR MADE ON

