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Flat 12 Woodlands, 1 Flaghead Road, Canford Cliffs, Poole - BH13 7JL
£560,000





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Poole

Discover *Woodlands*, an exclusive collection of just 17 beautifully crafted homes, thoughtfully designed for those aged 60 and over who seek comfort, style, and a sense of community. Nestled in a peaceful and prestigious location, this exceptional development is situated approximately 362 metres from the stunning, award-winning Blue Flag beaches perfect for tranquil morning walks or simply soaking in the coastal serenity. Just a short stroll away lies the heart of *Canford Cliffs*, a charming high street brimming with boutique shops, cosy cafés, and everyday essentials, offering a perfect blend of convenience and character. Surrounded by nature and the gentle rhythm of coastal living, *Woodlands* offers residents an enviable lifestyle – a harmonious balance between independence, security, and a warm, welcoming neighbourhood.

- Located in the heart of Canford Cliffs Village
- Two bedroom second floor apartment
- Approximately 360 meters walk from the Blue Flag beaches
- Modern fitted kitchen
- Stylish open plan living
- Allocated parking space and EV charging ready
- Communal lounge
- Friendly on-site team
- CCTV door entry system
- 1054 sq.ft
- 992 years remaining
- Service charge £5,510.16 pa
- Council tax band F - £3257.14 pa



This beautifully presented apartment location on the second floor of this stylish retirement development location in the highly desirable area of Canford Cliffs Village. The property offers spacious accommodation with an open plan layout combining a spacious lounge/dining area with a contemporary fully fitted kitchen, complete with integrated appliances and ample storage. The master bedroom features a dedicated dressing area and a luxurious en-suite shower room, while the second bedroom is generously proportioned and versatile and currently includes a fitted office. Additional features include a separate bathroom, extensive built-in storage, a private sun terrace, and underfloor heating throughout for year-round comfort.

At the centre of the community lies a stylish communal lounge with a kitchenette an inviting space for residents to socialise, relax, or enjoy a coffee with neighbours. French doors open onto landscaped gardens, creating a seamless connection between indoor and outdoor living. The development offers a wonderful opportunity to integrate in to stylish surroundings and be part of a community in the heart of Canford Cliffs Village.

Located in the heart of **Canford Cliffs**, this home enjoys all the benefits of village-style living combined with coastal charm. The sandy beaches are just a short walk away down the many Chines, making early morning swims or evening strolls effortless. Locally, you'll find the popular *Rockwater* beachfront venue for dining and drinks, the *Oxford Bakery* for artisan breads and coffee, a well-stocked *Tesco Express*, the local mobile *fish market*, and a number of quality restaurants all within walking distance. It's the height of convenience with everything you need just moments from your front door, yet the peace and privacy of the setting remain uncompromised.



This floor plan shows a 2-bedroom apartment. The layout includes:

- Bedroom 1:** 10'1" x 10'10" (3.08m x 3.14m) with a closet and a window.
- Bedroom 2:** 10'9" x 11'2" (3.30m x 3.40m) with a closet and a window.
- Bathroom:** 7'0" x 4'7" (2.13m x 1.40m) with a toilet, sink, and shower.
- Kitchen/Dining Area:** 14'7" max x 11'2" max (4.49m max x 3.40m max) featuring a kitchen island, dining table, and chairs.
- Living Room:** A large central area with a sofa, coffee table, and a large window.
- Balcony:** A green outdoor space with a railing and a small table.
- Entrance:** A small area with a closet and a window.
- Stairs:** A set of stairs leading up or down from the living area.



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

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