

Apartment 6 Percorso

11 Martello Road South, Canford Cliffs, BH13 7HF

SPENCERS







A superb opportunity to acquire a brand new two bedroom apartment within Percorso, an exclusive development of just 13 beautifully designed homes in one of Canford Cliffs' most sought after residential locations.

The Property

Apartment 6 occupies the first floor and is accessed via a communal entrance with lift and staircase serving all floors. Internally, the apartment has been thoughtfully designed with a strong emphasis on light, space and contemporary coastal living.

The welcoming entrance hall forms the central hub of the property, with access to all principal rooms.

At the heart of the apartment is an impressive open plan kitchen, living and dining space, featuring extensive floor to ceiling glazing and large sliding doors opening onto a generous balcony. The balcony provides an excellent extension of the living space, with ample room for outdoor dining, entertaining or simply enjoying the peaceful surroundings. The extensive glazing creates a wonderfully light and airy environment and allows the outside to flow seamlessly into the apartment.

The contemporary kitchen is finished to a high standard, featuring stylish matt grey cabinetry, quartz work surfaces and a range of integrated branded appliances. A Quooker instant boiling water tap adds further convenience, whilst the generous proportions of the room allow plenty of space for both dining and living.

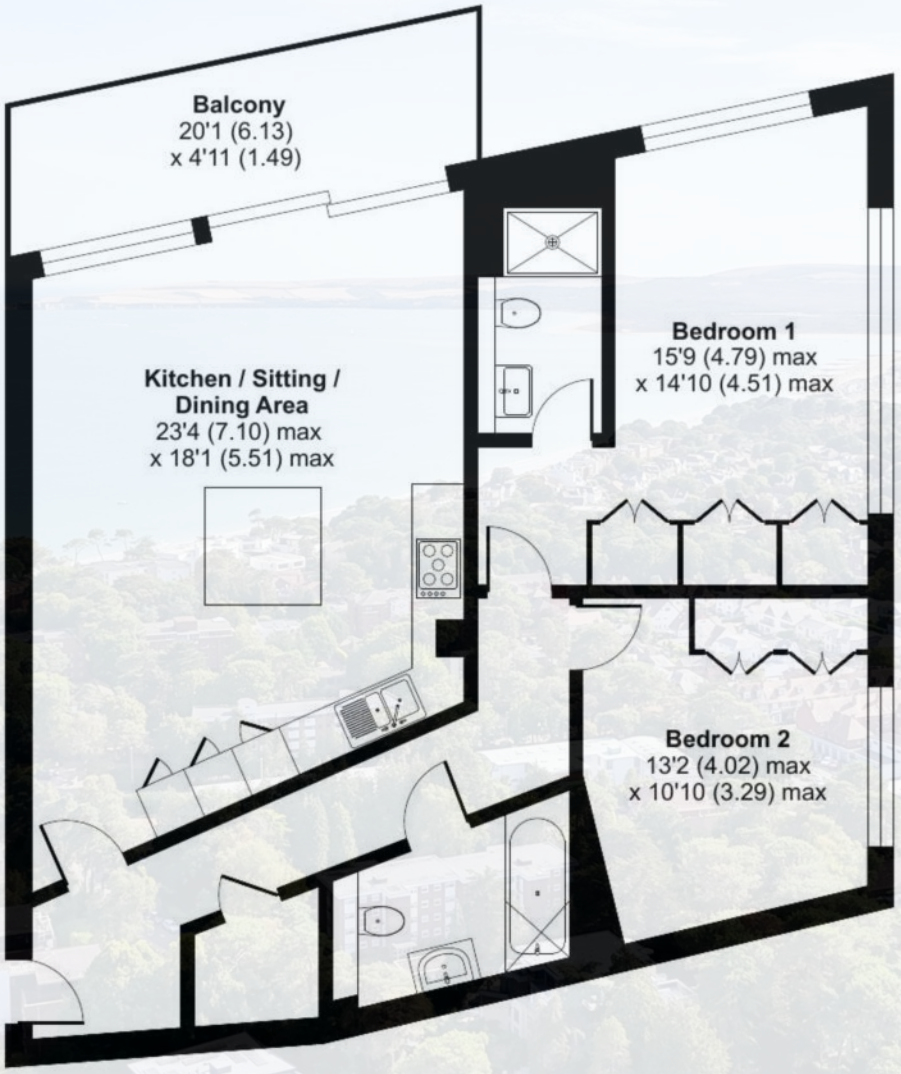
£635,000

2 1 2

FLOOR PLAN

Approximate Area = 944 sq ft / 87.7 sq m

For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1509403













The Property Continued…

The principal bedroom is a well proportioned double room with fitted wardrobes and a stylish en-suite shower room. Bedroom two is also a generous double and benefits from built in wardrobe storage. Both bedrooms enjoy floor to ceiling windows, providing pleasant views across mature trees and the surrounding gardens.

A beautifully appointed family bathroom with bath and shower over, together with a useful utility cupboard, completes the internal accommodation.

The apartment further benefits from one allocated parking space within the secure underground car park, providing an excellent level of convenience and security.

The Situation

Canford Cliffs is regarded as one of the South Coast's most desirable coastal locations, combining an enviable lifestyle with excellent local amenities. The village itself offers a selection of independent shops, cafés, restaurants and bars, whilst the surrounding coastline provides miles of beautiful sandy beaches and opportunities for swimming, paddleboarding, windsurfing and other watersports.

The renowned Sandbanks Peninsula and Poole Harbour are also within easy reach, with their marinas, yacht clubs and waterside restaurants. For those who enjoy golf, there are numerous courses within the surrounding area, including the highly regarded championship course at Parkstone Golf Club. The wider area also offers excellent cultural and leisure facilities, with Poole and Bournemouth providing an extensive range of shopping, dining and entertainment, as well as the Lighthouse, Poole's Centre for the Arts and home of the Bournemouth Symphony Orchestra.

Percorso offers a rare opportunity to enjoy luxury contemporary apartment living within easy reach of both Canford Cliffs village and the beach, making it an ideal choice as a permanent home, coastal retreat or low maintenance lifestyle property.





Situated on the peaceful and highly desirable Martello Road South, Percorso combines contemporary architecture with its leafy coastal surroundings, whilst being ideally positioned just approximately 500 metres from both the heart of Canford Cliffs village and the area's award winning sandy beaches.

Additional Information

Tenure: Share of Freehold
Service Charge: £1,956.00 per annum
Lease Term Remaining: 999 years
Council Tax Band: E
Energy Performance Rating: B Current: 82 Potential: 82

Services: Mains electric, water & drainage
Heating: Water underfloor heating
Parking: One allocated space in secure underground car park

Pets: Permitted by licence
Holiday Lets: Not permitted

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property.
Ultrafast broadband with speeds of up to 5500 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with you provider for further clarity.

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:
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