



Artist's impression

BRAE HEIGHTS



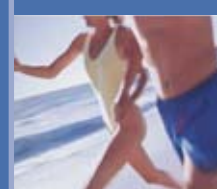
Designed and built by renowned local builders Ankers & Rawlings, the two apartments at Brae Heights are traditionally constructed with contemporary styling very much in evidence.



Each apartment incorporates quality fittings and equipment and a great deal of thought has been given to the internal layouts to maximise the space.

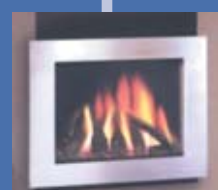


Internal appointments will lead to a very high standard of finish, this being the hallmark of an Ankers & Rawlings built residence.



The property enjoys a level plot with mature gardens comprising predominantly lawned areas bounded by an extensive variety of well established shrubs offering a continually changing backdrop.

Each property will benefit from garage parking with additional parking within the grounds.



For your comfort:

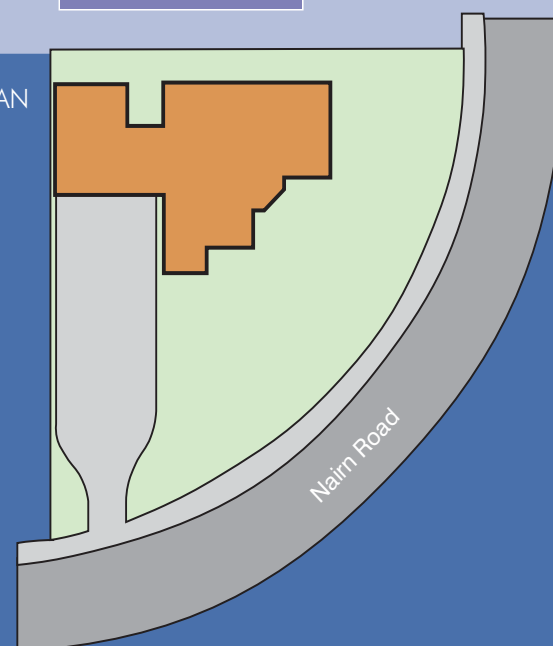
Internally the properties are to be luxuriously appointed throughout including a creatively designed Kitchen and Utility Room, well appointed Bathrooms, smooth finish Ceilings throughout with decorative Cornicing, Oak Faced Doors to principal rooms, extensive use of Down Lighters, Gas Fired Central Heating, Living Flame Gas Fires, Pressurised Water System, Insulation to walls and roof space, Integrated Alarm System, Electric Up and Over Garage Doors, Electrically Operated Gates, 10 year NHBC Buildmark Warranty.

Both properties are fully cabled, by *Dawsons of Westbourne*, for complete home entertainment including provision for Surround Sound Audio Systems, Sky Digital TV, Touch Screen Control, Plasma Screens and Ceiling Speakers.

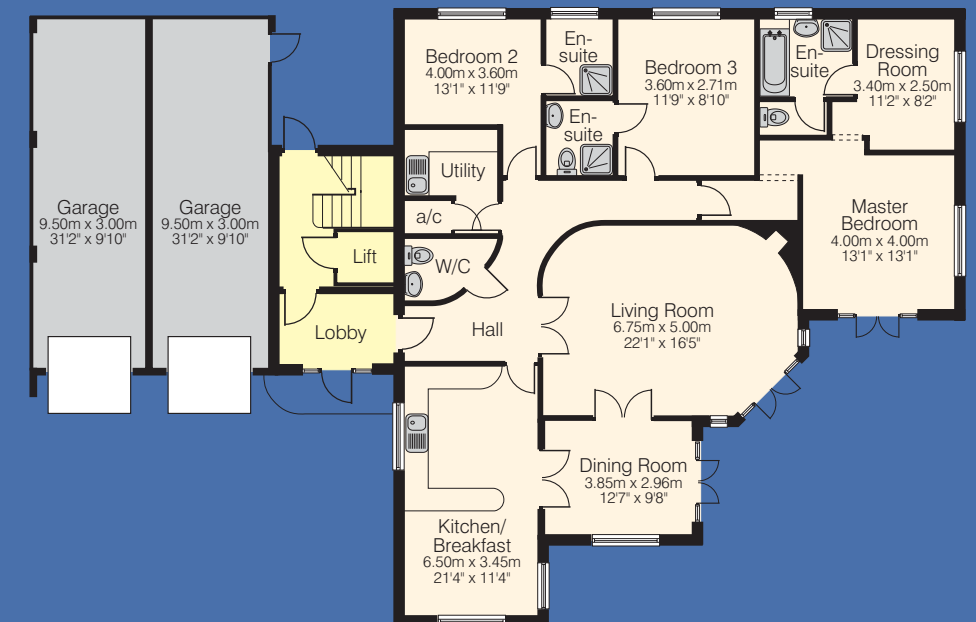
Brae House comes complete with a wall mounted Plasma Screen fitted in both apartment's kitchens.



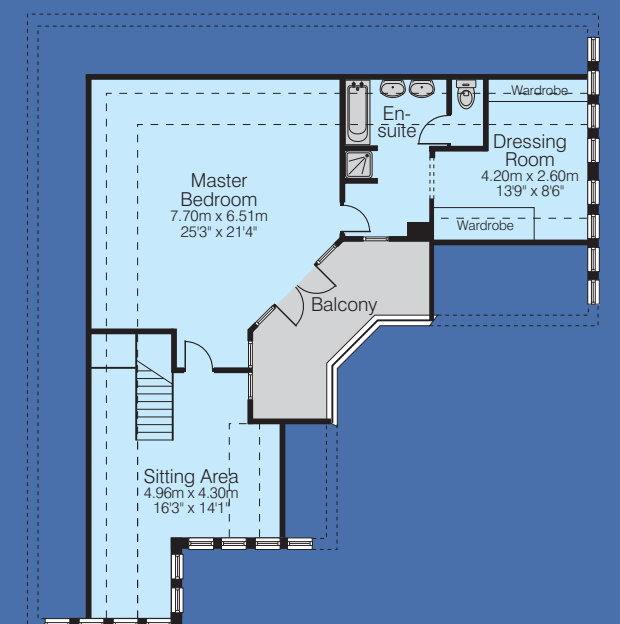
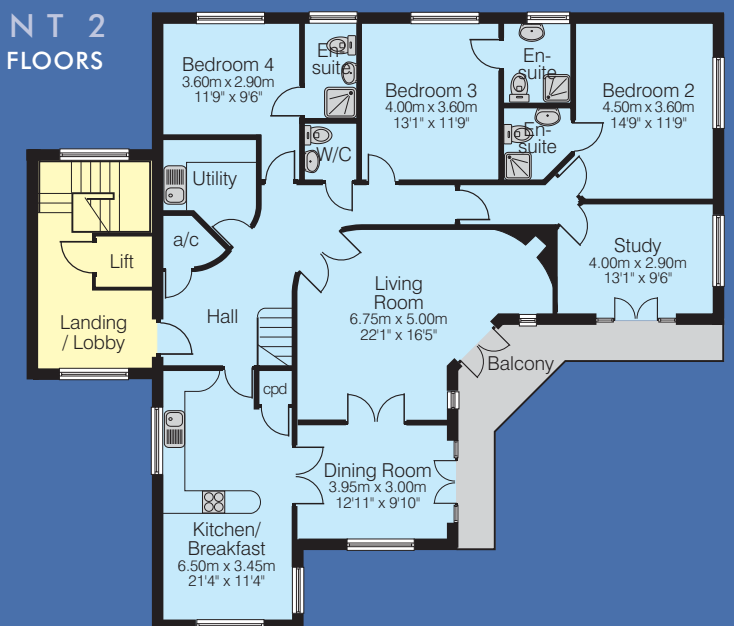
SITE PLAN



APARTMENT 1 GROUND FLOOR



APARTMENT 2 FIRST & SECOND FLOORS





Canford Cliffs is a delightful area with a village atmosphere and meets most shopping needs with banks, chemists, a post office, bistros and restaurants. Nairn Road is a much sought after residential area which is very convenient for the "village".

Other amenities include the close proximity of the promenade and fine sandy beaches at Canford Cliffs and Branksome Park, the marinas and aquatic facilities of Poole Harbour, the magnificent 18 hole golf course at Parkstone and bowling and tennis courts in Leicester Road, Branksome Park.

The nearby towns of Poole and Bournemouth offer a huge choice of entertainment: theatres, cinemas, live music, museums and excellent restaurants offering a wide range of cuisine. With their large department stores, individual boutiques, under-cover malls and out of town retail parks both towns also make shopping a real pleasure.



BRAE HEIGHTS

CANFORD CLIFFS • POOLE

COMPRISING AN INDIVIDUAL
5 BEDROOM DUPLEX APARTMENT
AND A 3 BEDROOM GARDEN APARTMENT
IN A PRIME RESIDENTIAL LOCATION

SELLING AGENTS



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Designed and printed by the roman group, Bournemouth

