

PS



Flat 15, Riviera Court, 1 The Esplanade - BH13 7HZ

Poole

£1,850 pcm



Flat 15

Riviera Court, Poole

A beautifully refurbished **two-bedroom two-bathroom first-floor apartment** in the centre of **Canford Cliffs Village**, just a short walk to the beach. Featuring a spacious living room, balcony, principal bedroom with en suite and allocated parking. Offered **unfurnished**.

- Two double bedroom, first floor apartment
- Ensuite & family bathroom
- New fitted kitchen
- Private balcony
- Move in availability dates need to be discussed with the Agent, due to current tenants still being in situ
- Village centre location
- Short walk to the beach
- Allocated parking space
- Unfurnished
- Pets not permitted
- Council Tax Band E £2756



A generous entrance hall gives access to all principal rooms and sets a welcoming tone on arrival. The newly fitted kitchen is positioned just off the hallway and enjoys a modern design with ample storage and worktop space. The **spacious living room** offers an inviting setting for everyday living, benefiting from a stylish feature fireplace and a large window overlooking the balcony. This outdoor space is ideal for enjoying fresh coastal air and is also accessed directly from the **principal bedroom**.

The **main bedroom** includes fitted wardrobes and a contemporary en suite shower room, finished to a high standard. The **second double bedroom** is positioned to the rear of the development with peaceful outlooks and is served by the newly refurbished family bathroom. Both bathrooms have been upgraded throughout with modern fittings and a clean, neutral design.

Externally, the property benefits from **allocated parking** located at the rear of the building, secure entry access and well-maintained communal areas, all within a quiet and desirable development.

Location

Situated in the centre of **Canford Cliffs Village**, the apartment is perfectly placed for everyday convenience, with coffee shops, restaurants and boutique amenities only a short walk away. The beach is easily reached via a wooded footpath, offering the perfect escape for coastal walks or time by the sea. The location provides excellent access to wider areas, including Poole, Bournemouth and London via road and rail connections, with nearby leisure options such as Parkstone Golf Club, Sandbanks Yacht Company and local marina facilities.



First Floor

Approx. 95.0 sq. metres (1022.8 sq. feet)



Total area: approx. 95.0 sq. metres (1022.8 sq. feet)

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Plan produced using PlanUp.



Philippa Sole Ltd

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