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Flat 15, Riviera Court, 1 The Esplanade, Canford Cliffs BH13 7HZ

£1,650 pcm



Flat 15 Riviera Court

Canford Cliffs

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**.

- Approx. 50 metres to footpath to Canford Cliffs Beach
- Approx. 0.5 miles to Canford Cliffs Village shops and amenities
- First floor apartment with lift & balcony
- Large reception hall with space for a study area
- Two bedrooms (one ensuite with large walk-in shower) & additional bathroom
- Sitting room with space for dining
- Separate modern kitchen refurbished in recent years
- Double glazing & allocated parking space
- Area: 1,023 sq.ft
- Share of Freehold
- Council Tax Band E: £2,933.31
- EPC Rating: C



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.

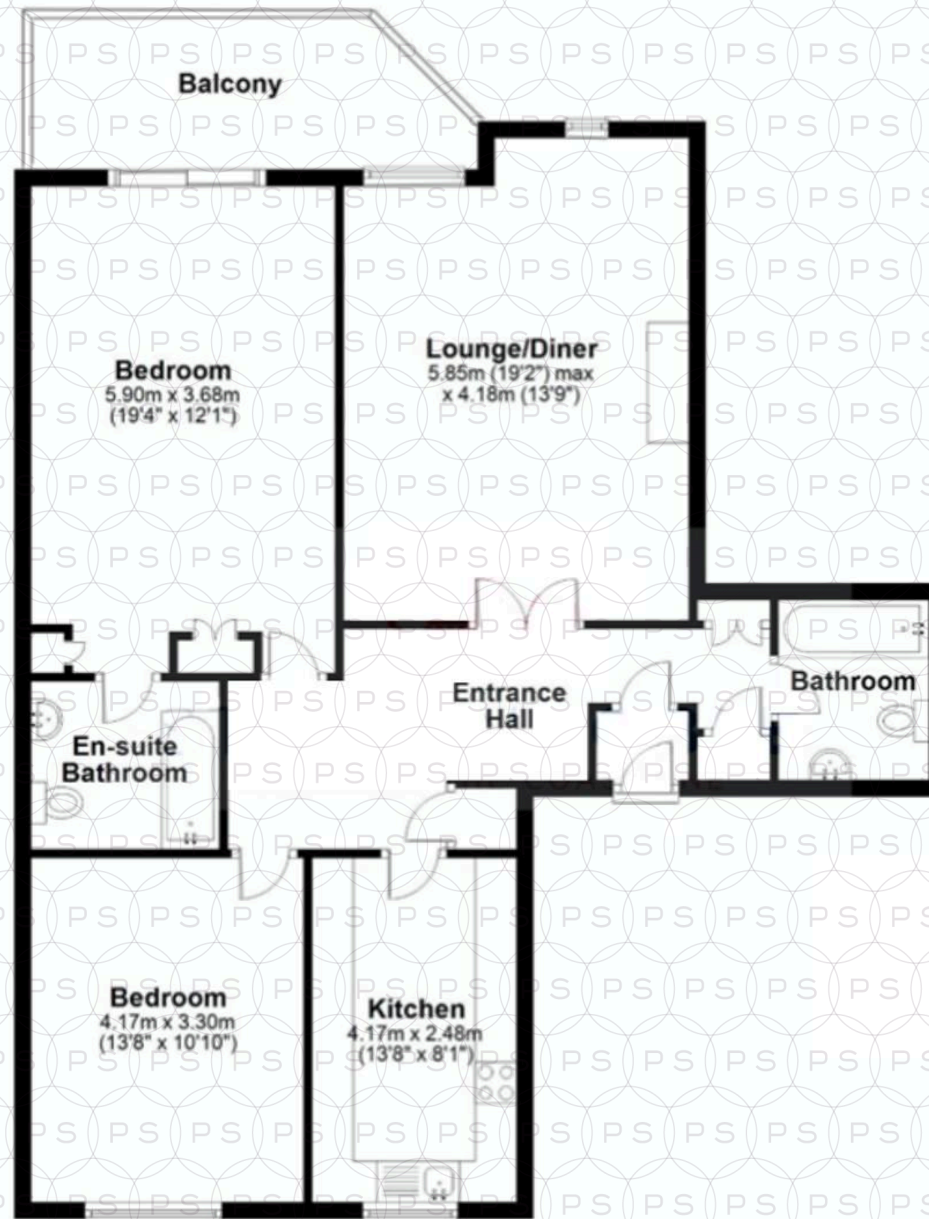
Location

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.



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