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Flat 15, Riviera Court, 1 The Esplanade, Canford Cliffs, Poole - BH13 7HZ  
In Excess of £325,000 | £1,650 pcm



# Flat 15, Riviera Court

The Esplanade, Canford Cliffs, Poole

In a fabulous position just 200 metres level stroll to the shops and amenities of Canford Cliffs Village and just 50 metres from the footpath that takes you down through the Canford Cliffs Chine to the beach, this well-maintained first-floor two-bedroom apartment offers an easy coastal lifestyle.

Refurbished in recent years, the property presents in good order with a modern separate kitchen, a well-appointed ensuite to the principal bedroom and bright, comfortable living space complemented by a balcony to enjoy the fresh sea air. With allocated parking and no forward chain, the apartment will particularly suit those seeking a second home, a secure lock-up-and-leave or a relaxed coastal base for later life.

- 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
- No forward chain
- Area: 1,023 sq.ft
- Share of Freehold
- Council Tax Band E: £2,933.31
- Maintenance £3,061 PA
- EPC Rating: C



A notably generous reception hall creates an excellent first impression and provides unusually versatile space for an apartment of this type. Large enough to accommodate a study area or reading corner, it offers a practical work from home position while remaining well connected to the main living accommodation.

The sitting room is well proportioned with space for both lounging and dining, creating a comfortable setting for everyday living as well as entertaining visiting family and friends. The kitchen has been refurbished in recent years and provides modern, functional space with good storage and preparation areas.

The principal bedroom is a particularly good size and benefits from a balcony, bringing additional light and a welcome outdoor element to the room. It is served by a modern ensuite shower room featuring a large walk-in shower. The second bedroom is well suited for guests or visiting family.

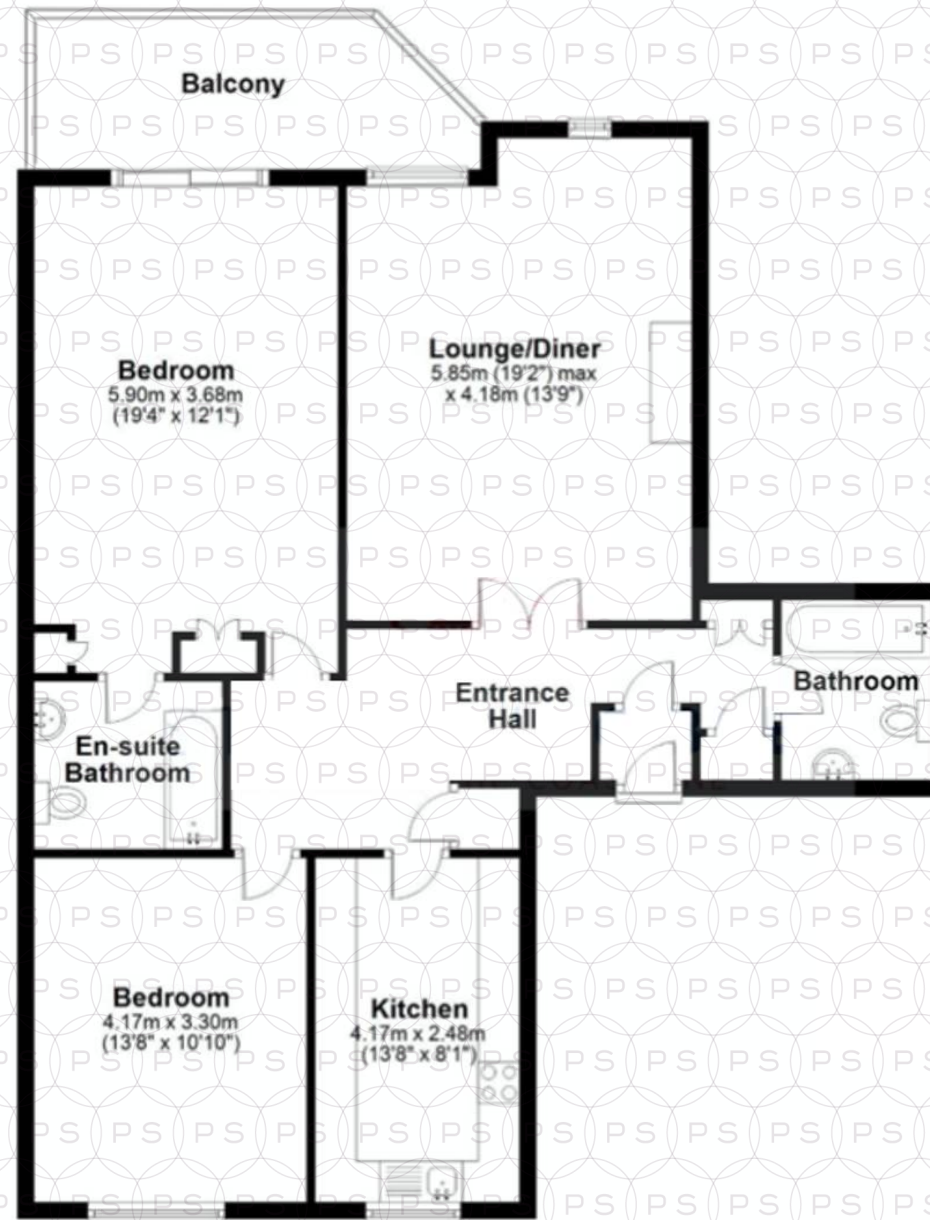
#### **Location:**

The apartment is set on The Esplanade, with level pavements in all directions to reach artisan shops, restaurants, award winning deli bakery and popular Canford Cliffs Village hall and Library. The much loved children's playground 'the pirate park' named after its nautical themed wooden play frames, is a family favourite and pleasant place to sit and ponder or take the footpath down through the chine to the promenade at Canford Cliffs Beach. With good bus connections from the high street towards Bournemouth to the east and westward to Sandbanks and the chain ferry to the Purbecks and Swanage, makes this an exceptionally convenient location for both permanent living and second home use.



## 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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