



Flat 3, Beach Retreat 11 Ravine Road, Poole BH13 7HS  
£280,000 Share of Freehold









### The Property

The perfect beach retreat! This perfectly appointed apartment has been recently refurbished to an exceptionally high standard and offers luxurious accommodation just moments from the sandy beaches and local amenities.

The attention to detail throughout is second to none; the exposed brickwork and contemporary kitchen offers a homely and welcoming feel in the open plan living room.

The bedroom is a generous size with a dressing area to house a wardrobe and an en-suite shower room with a walk in shower.

There is also a separate guest w/c with a utility cupboard housing the washing machine and combi boiler.

Pets allowed and holiday lets allowed.

Perfect for a second home and/or investor seeking an income. Anticipated income of 30/35k pa as a holiday apartment.

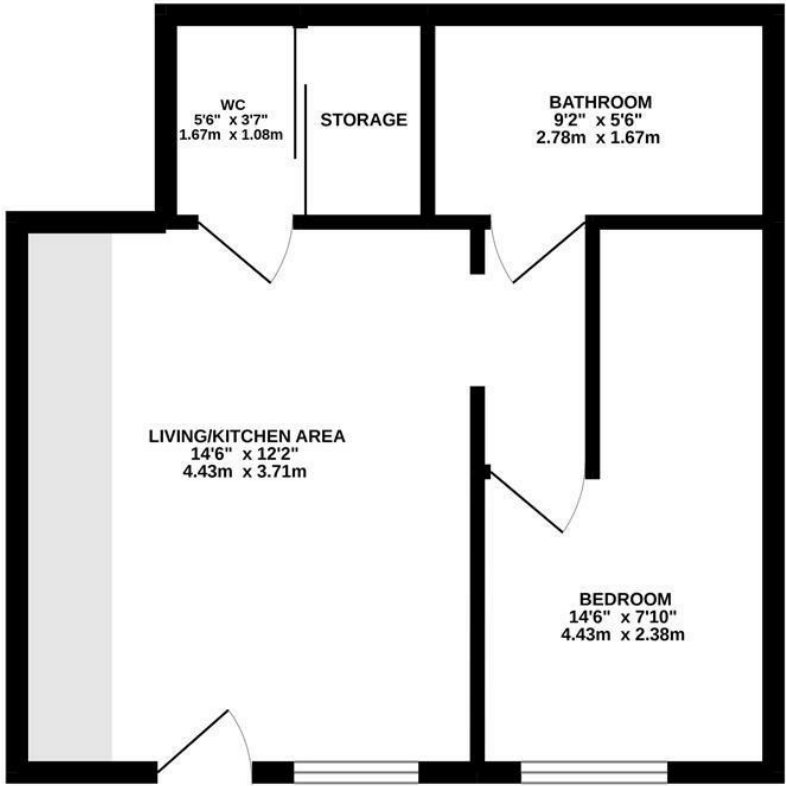
Maintenance is £350 per annum - to include buildings insurance.  
Conveyed with the balance of a 999 year lease from 2017 (991 years remaining)

### Canford Cliffs

Canford Cliffs village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The apartment is adjacent to a pathway leading to Flaghead Chine with its sandy beaches. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yachts clubs as well as a whole host of water sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.



GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 378 sq.ft. (35.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All room dimensions given above are approximate measurements  
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