

# PRIME COASTAL PROPERTY

BY LOLA MAY



RIVIERA COURT, 1 THE ESPLANADE,  
CANFORD CLIFFS  
BH13 7HZ

GUIDE PRICE £325,000

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CANFORD CLIFFS, POOLE, BH13 7HZ

GUIDE PRICE £325,000



- Prime Canford Cliffs Village location
- Moments from beach pathway
- Two double bedrooms, two bathrooms
- South facing balcony
- Less than a minute's walk to The Cliff gastro pub
- Spacious lounge/dining room
- Kitchen with some fitted appliances
- Designated parking space and lift servicing all floors

TEL: 01202 985344

Ideally situated in the heart of Canford Cliffs Village, this spacious two-bedroom, two-bathroom apartment offers exceptional convenience—less than a minute's walk to The Cliff gastro pub, local cafés, shops, and amenities. The coastal lifestyle is on your doorstep, with the scenic pathway to Canford Cliffs beach just moments away.

#### ACCOMMODATION

Set within a well-maintained lift-serviced block, the apartment features a generous lounge/dining room, separate kitchen with integrated appliances, and a private balcony accessed from the principal bedroom. Both bedrooms are doubles with fitted storage, and the principal bedroom includes an en suite, complemented by a separate family bathroom.

With allocated parking, visitor spaces, and an outstanding location, this apartment perfectly combines comfort, convenience, and lifestyle.

#### Additional Information

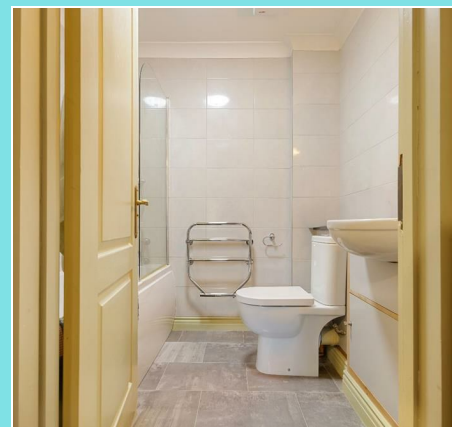
Share of Freehold

Length of Lease - 125 years from 1991

Maintenance - £3119.54 per annum

Council Tax Band E

No Pets



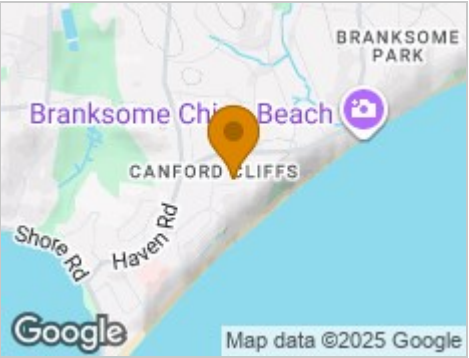
ROAD MAP



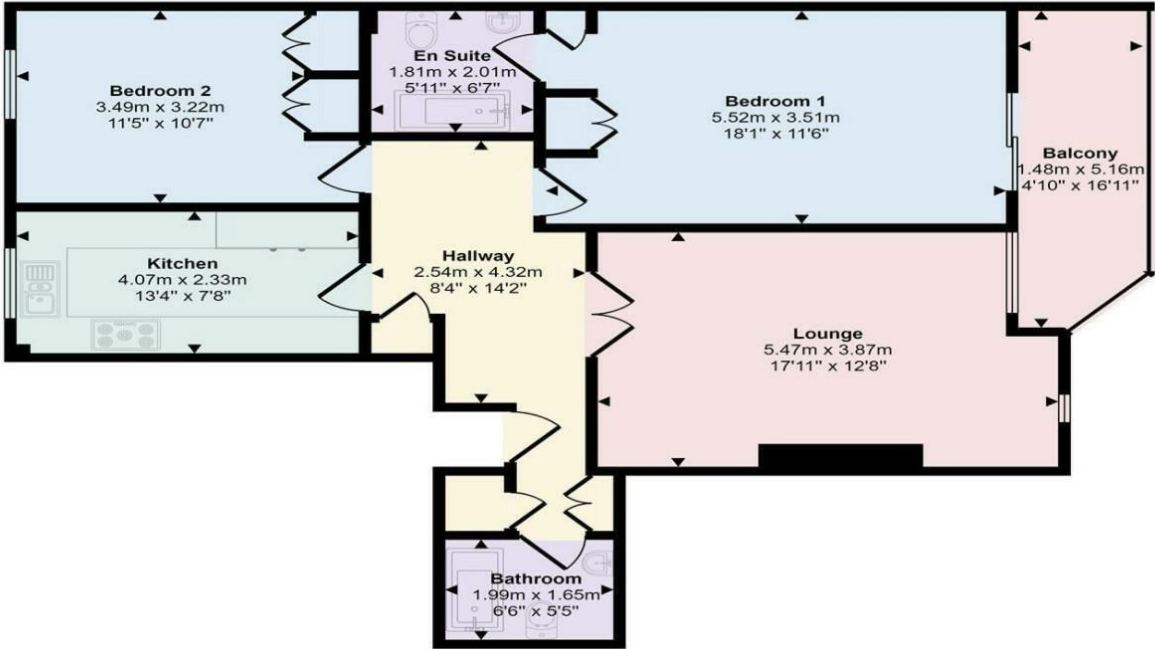
HYBRID MAP



TERRAIN MAP



FLOOR PLAN



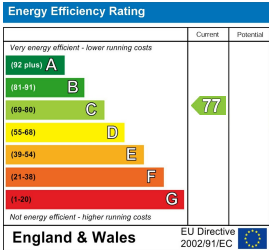
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING

Please contact our Prime Coastal Property Office on 01202 985344 if you wish to arrange a viewing appointment for this property or require further information.

ENERGY EFFICIENCY



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.