



Flat 3, Beach Retreat 11 Ravine Road, Poole BH13 7HS  
£325,000 Share of Freehold









**\*THE PERFECT BEACH RETREAT\*** This luxurious **ONE BEDROOM** apartment has been **RECENTLY RENOVATED** throughout to an exceptionally **HIGH STANDARD**. It is a perfect **LOCK UP AND LEAVE** and also allows **PETS** and **HOLIDAY LETS**.

- THE PERFECT BEACH RETREAT
- PRIVATE ENTRANCE
- HOLIDAY LETS PERMITTED
- RECENTLY REFURBISHED THROUGHOUT
- PETS ALLOWED
- CHARACTER PROPERTY

### 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 along with a ground rent of £200 per annum. Conveyed with the balance of a 999 year lease.

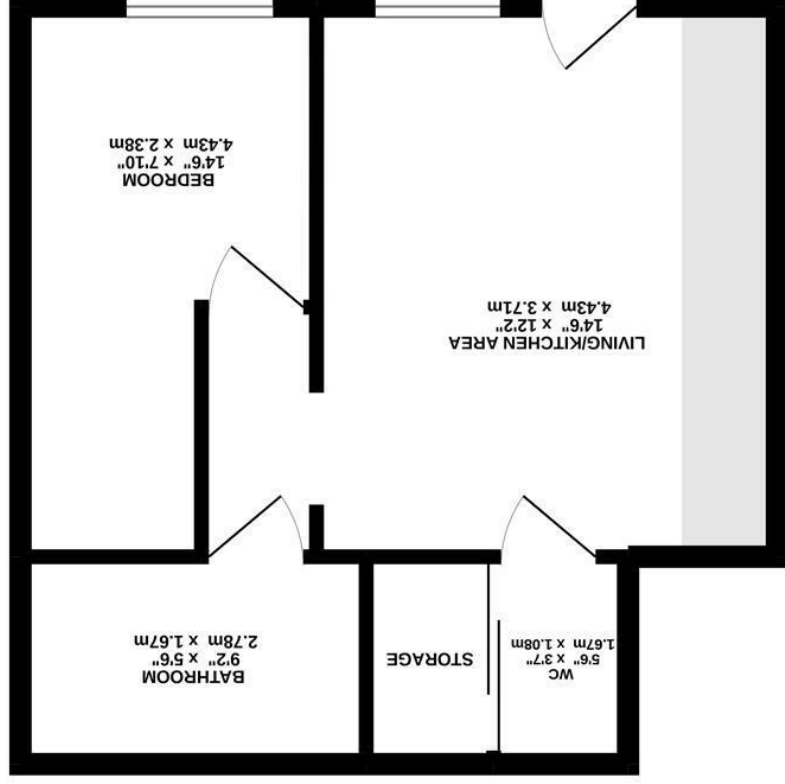
### Canford Cliffs

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.



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All room dimensions given above are approximate measurements

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Energy Efficiency Rating	
Current	Maximum
76	76
Very energy efficient - lower running costs A	
Excellent energy efficiency B	
Good energy efficiency C	
Fair energy efficiency D	
Poor energy efficiency E	
Very poor energy efficiency F	
最差能源效率 最低运行成本 G	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum
Very low environmental impact - lower CO <sub>2</sub> emissions A	
Low environmental impact B	
Moderate environmental impact C	
High environmental impact D	
Very high environmental impact E	
Highest environmental impact - higher CO <sub>2</sub> emissions F	
最低环境影响力 - 更低二氧化碳排放量 G	