



16 Riviera Court, 1 The Esplanade, Canford Cliffs, Poole BH13 7HZ  
Offers In Excess Of £575,000 Share of Freehold





**A SPACIOUS three double bedroom apartment, just MOMENTS FROM THE BEACH AND SHOPS OF CANFORD CLIFFS VILLAGE. The apartment is presented in immaculate order and due to its location would make an IDEAL SECOND HOME.**

- LOCATED IN THE HEART OF CANFORD CLIFFS
- A SHORT WALK FROM THE BLUE FLAG BEACHES
- ALLOCATED PARKING
- THREE DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- WELL PRESENTED THROUGHOUT

### **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.

### **Property Comprises**

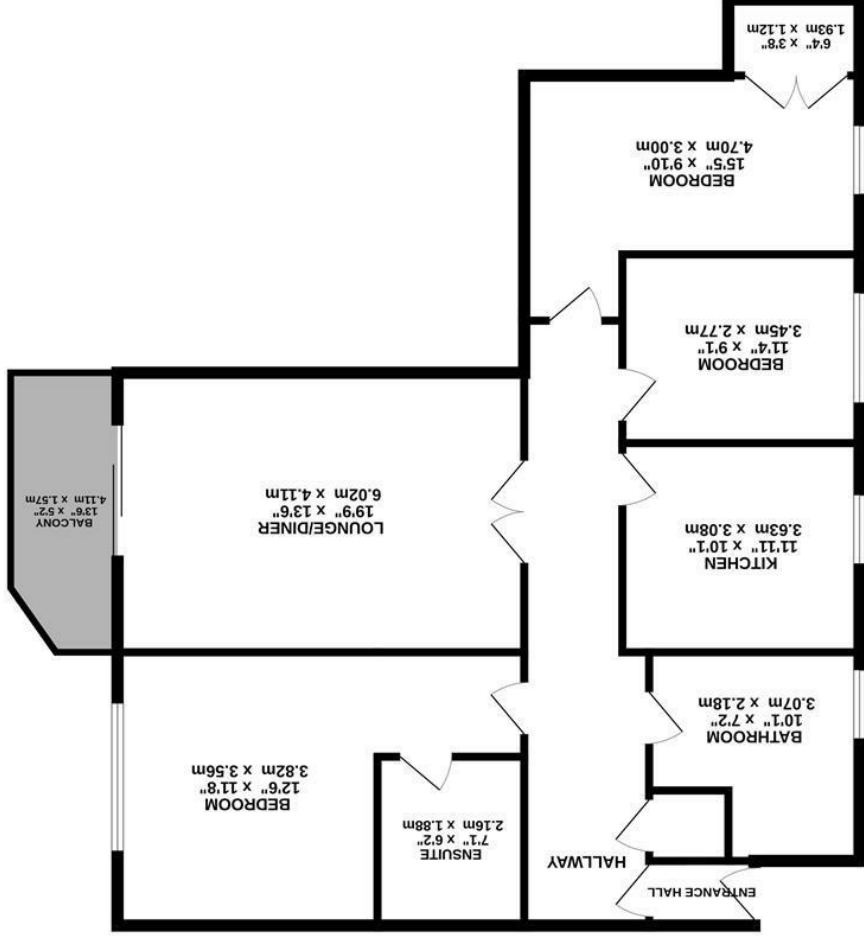
The property is situated in a very quiet position within the very heart of Canford Cliffs Village, close to the path to the beach at Canford Cliffs Chine, as well as the shops and amenities of Canford Cliffs. This superb and convenient position would make the property ideal either for those seeking a spacious beachside second home or perhaps for those wanting to downsize to a large apartment moments from the shops in one of South's most exclusive addresses.

Accommodation comprising of large hallway, three double bedrooms, open plan living/dining room, separate kitchen breakfast room, family bathroom and en-suite to master bedroom. Additional features include the large southerly facing balcony that enjoys views over a wooded chine. Double glazing, gas fired central heating, ample storage and allocated parking.





**GROUND FLOOR**  
1194 sq.ft. (110.9 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 guidance 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.

All room dimensions given above are approximate measurements  
 These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:  
 • Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.  
 • They do not constitute an offer of contract for sale.  
 • Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.  
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Energy rating: 72	Energy efficiency class: G
72	80
<small>Any energy related - smart metering tools</small> <small>Energy efficiency class: A</small> <small>Energy efficiency class: B</small> <small>Energy efficiency class: C</small> <small>Energy efficiency class: D</small> <small>Energy efficiency class: E</small> <small>Energy efficiency class: F</small> <small>Energy efficiency class: G</small>	
Client:	Market:

Environmental Impact (CO <sub>2</sub> ) Rating	
Environmental Impact: 48	Environmental Impact class: G
48	55
<small>Net environmental impact - 100kg CO<sub>2</sub> equivalent</small> <small>Environmental Impact class: A</small> <small>Environmental Impact class: B</small> <small>Environmental Impact class: C</small> <small>Environmental Impact class: D</small> <small>Environmental Impact class: E</small> <small>Environmental Impact class: F</small> <small>Environmental Impact class: G</small>	
Client:	Market: