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Flat 15, Riviera Court, 1 The Esplanade, Canford Cliffs - BH13 7HZ

OIEO £325,000

In Excess of





# Riviera Court

The Esplanade, Canford Cliffs

Canford Cliffs Village | First Floor Apartment | Two bedrooms (one ensuite) | Living Area | 50 metres to Beach | Allocated Parking Space | No Forward Chain

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

- Approx. 50 metres to Canford Cliffs Beach
- First floor apartment
- Two bedrooms (one ensuite) & additional bathroom
- Large reception hall with space for a study area
- Principal bedroom with balcony
- Modern ensuite with large walk-in shower
- Sitting room with space for dining
- Separate modern kitchen refurbished in recent years
- Double glazed
- Allocated parking space
- No forward chain
- Approx. 0.5 miles to village shops and amenities
- Share of Freehold
- Area: 1,023 sq.ft
- Council Tax Band E: £2,933.31
- EPC Rating: C
- Maintenance £3061 pa



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. 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.

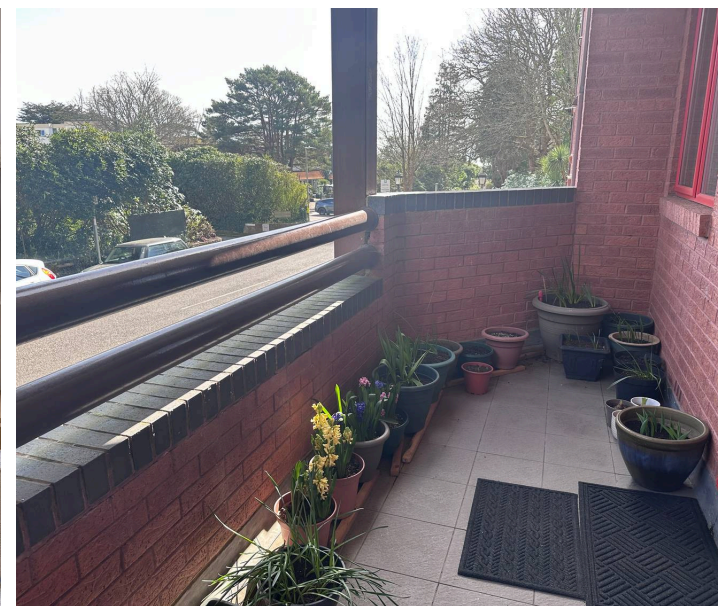
A notably generous reception hall creates an excellent first impression and provides unusually versatile space for an apartment of this type. Large enough to accommodate a study area or reading corner, it offers a practical work from home position while remaining well connected to the main living accommodation.

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.

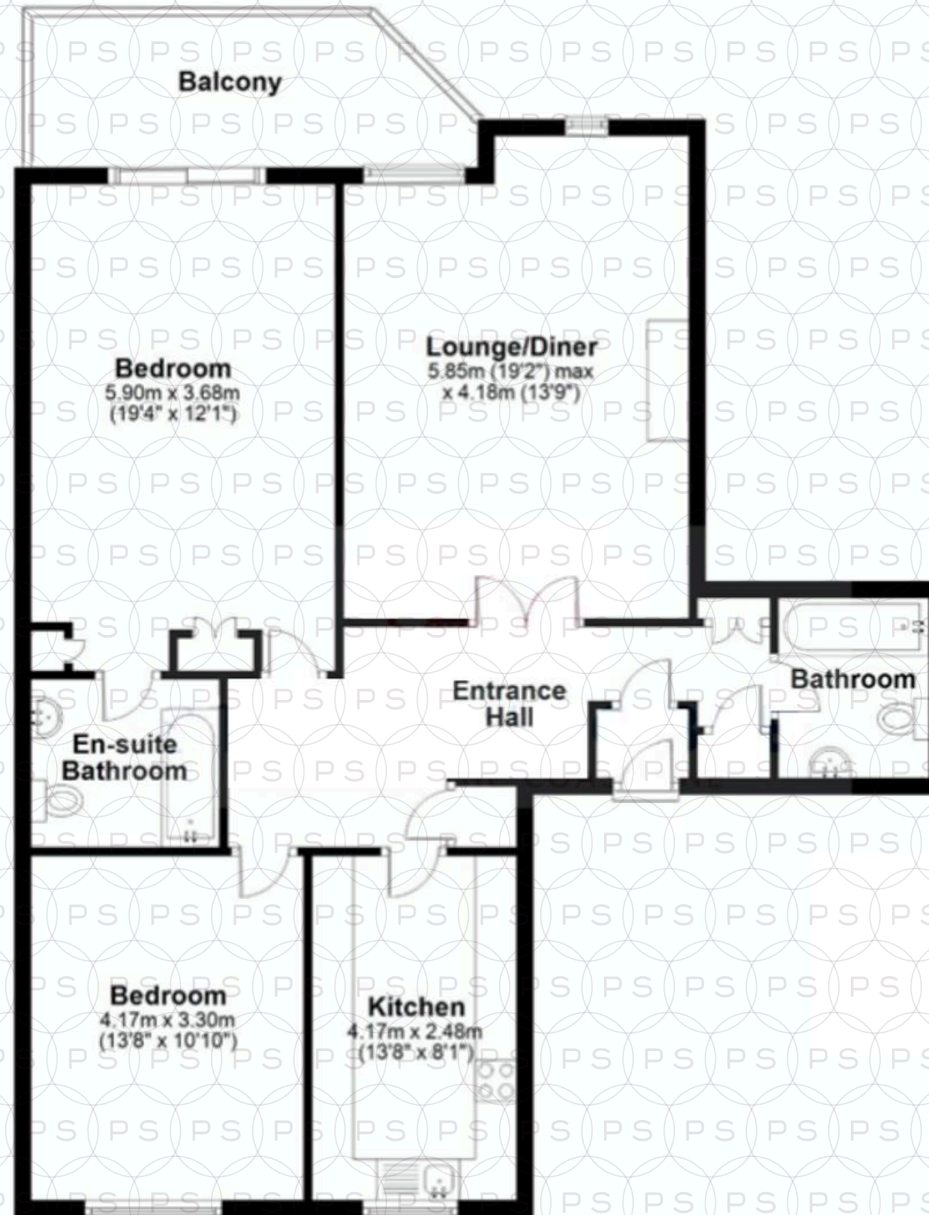
#### **Location:**

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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