



**Flat 4 Kingsland Court Ravine Road, Canford Cliffs, Poole BH13 7HX**  
**£550,000 Share of Freehold**





A SPACIOUS FLOOR FIRST apartment with a SOUTH FACING TERRACE and THREE DOUBLE BEDROOMS positioned in a QUIET LOCATION within the heart of Canford Cliffs Village and only a SHORT WALK to the areas AWARD WINNING BEACHES.

- FIRST FLOOR APARTMENT
- THREE DOUBLE BEDROOMS
- HEART OF CANFORD CLIFFS VILLAGE
- WELL PRESENTED THROUGHOUT
- LARGE SUN TERRACE
- VACANT POSSESSION

### 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

An exceptionally well presented, bright and spacious three double bedroom first floor apartment. The apartment is situated in a popular purpose built block and is just yards away from Canford Cliffs Village and is ideally located for the blue flag beaches at Flaghead Chine. The accommodation comprises of large open plan living/dining room, fitted kitchen/breakfast room, bathroom and en-suite to master bedroom. Additional features include the large south facing sun terrace which overlook the beautiful communal gardens, garage and ample storage.

Tenure - SHARE OF FREEHOLD

Maintenance - £3,106 per year approx

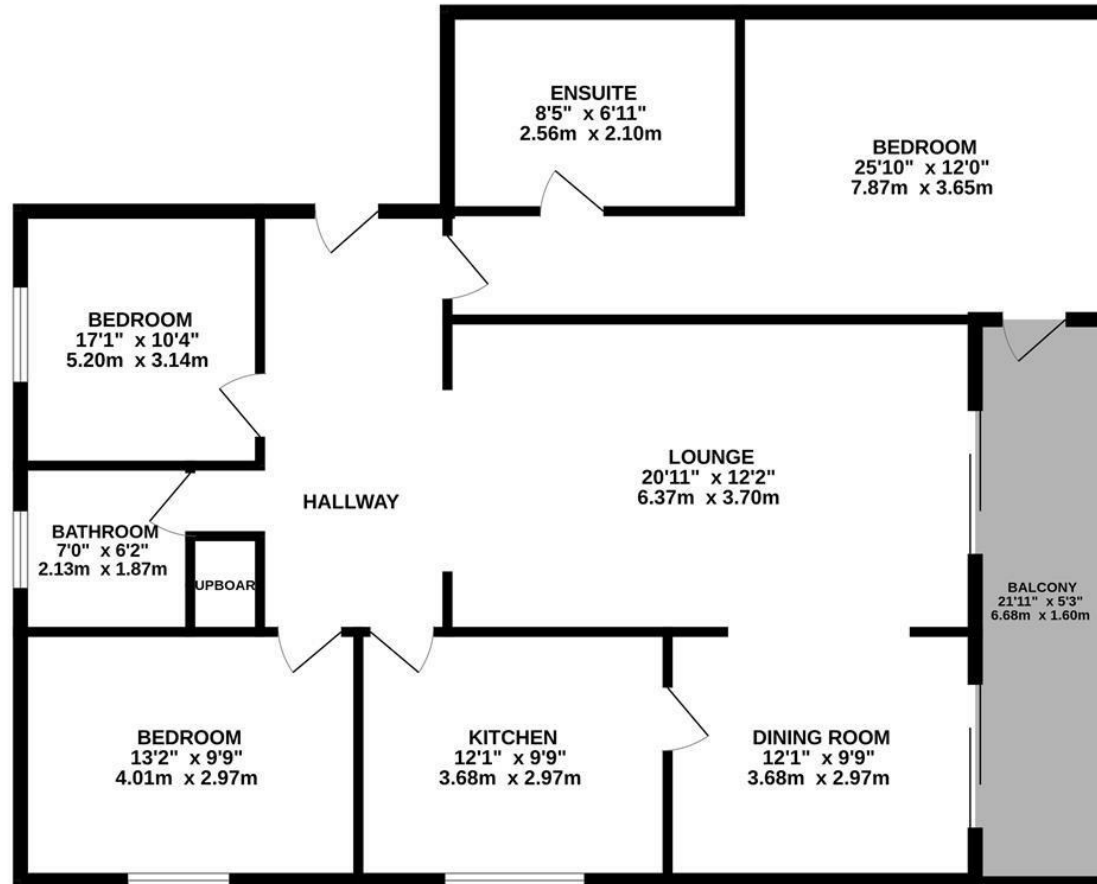
Council Tax Band F

EPC: C





FIRST FLOOR  
1198 sq.ft. (111.3 sq.m.) approx.



TOTAL FLOOR AREA: 1198 sq.ft. (111.3 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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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.

