



18 Riviera Court The Esplanade, Canford Cliffs, Poole BH13 7HZ
£350,000 Share of Freehold





A spacious second floor apartment situated in the heart of Canford Cliffs. This two double bedroom property boasts a south facing balcony and benefits from only being a short distance from the beach.

- TWO DOUBLE BEDROOMS
- EN SUITE TO MAIN BEDROOM
- SOUTH FACING BALCONY
- IN THE HEART OF CANFORD CLIFFS VILLAGE
- SHORT WALK FROM BRANKSOME BEACH
- NO FORWARD CHAIN

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 world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht 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, two 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.

Tenure Details

Length of lease - 125 years from 1991

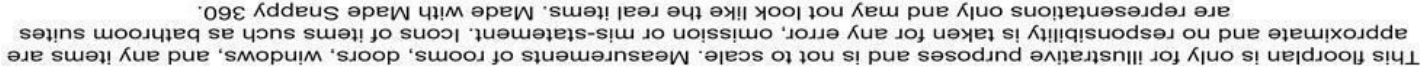
Maintenance - £3119.54 per annum





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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.



Country	Environmental Impact (CO ₂) Rating
France	100
Germany	82
Italy	68
Spain	55
UK	42
Ireland	38
Portugal	18