



HEARNES

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**Riviera Court, 1 The Esplanade,
Canford Cliffs, Poole, Dorset, BH13 7HZ**

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Share of Freehold Price £450,000

A spacious 3 double bedroom, 1st floor apartment with a generous dual aspect south facing lounge which has a light and airy feel and access to the south facing balcony. The property overlooks Canford Cliffs Chine from where a path leads down to the beach just 400m away. Canford Cliffs Village with its range of bars, restaurants and local shops is approximately 300 metres away. Riviera Court was built in the 1990's and is a development of 27 apartments over 3 floors in 4 blocks which are all under one roof serviced by passenger lift and a security entryphone system. The development is set in low maintenance gardens with residents and visitors parking.

- 3 double bedroom first floor apartment
- South and east facing balcony
- 2 bathrooms including en-suite shower room
- Generous dual aspect south facing lounge with views over Canford Cliffs chine
- Kitchen/breakfast room with breakfast bar, integrated dishwasher, washing machine, fridge/freezer, double oven and ceramic hob
- Fitted wardrobes in bedrooms one and two
- Gas central heating & double glazing
- Underground parking & visitor parking
- Passenger lift & security entryphone system

Canford Cliffs Village is approximately 300m away and Bournemouth Town centre is around two and a half miles away. With seven miles of golden sands and sparkling sea, the vibrant cosmopolitan town of Bournemouth has it all. Explore a vast variety of shops and restaurants with beautiful award winning gardens. Historic Poole town centre is a similar distance away, with much to offer all year round. There are many quality restaurants within easy striking distance, the renowned Parkstone Golf Club just over a mile away and Compton Acres gardens are only half a mile away.

COUNCIL TAX BAND: F EPC RATING: C

Term of Lease: 125 years from 1991

Share of Freehold

Maintenance Charges: Approximately £2,800 per Annum

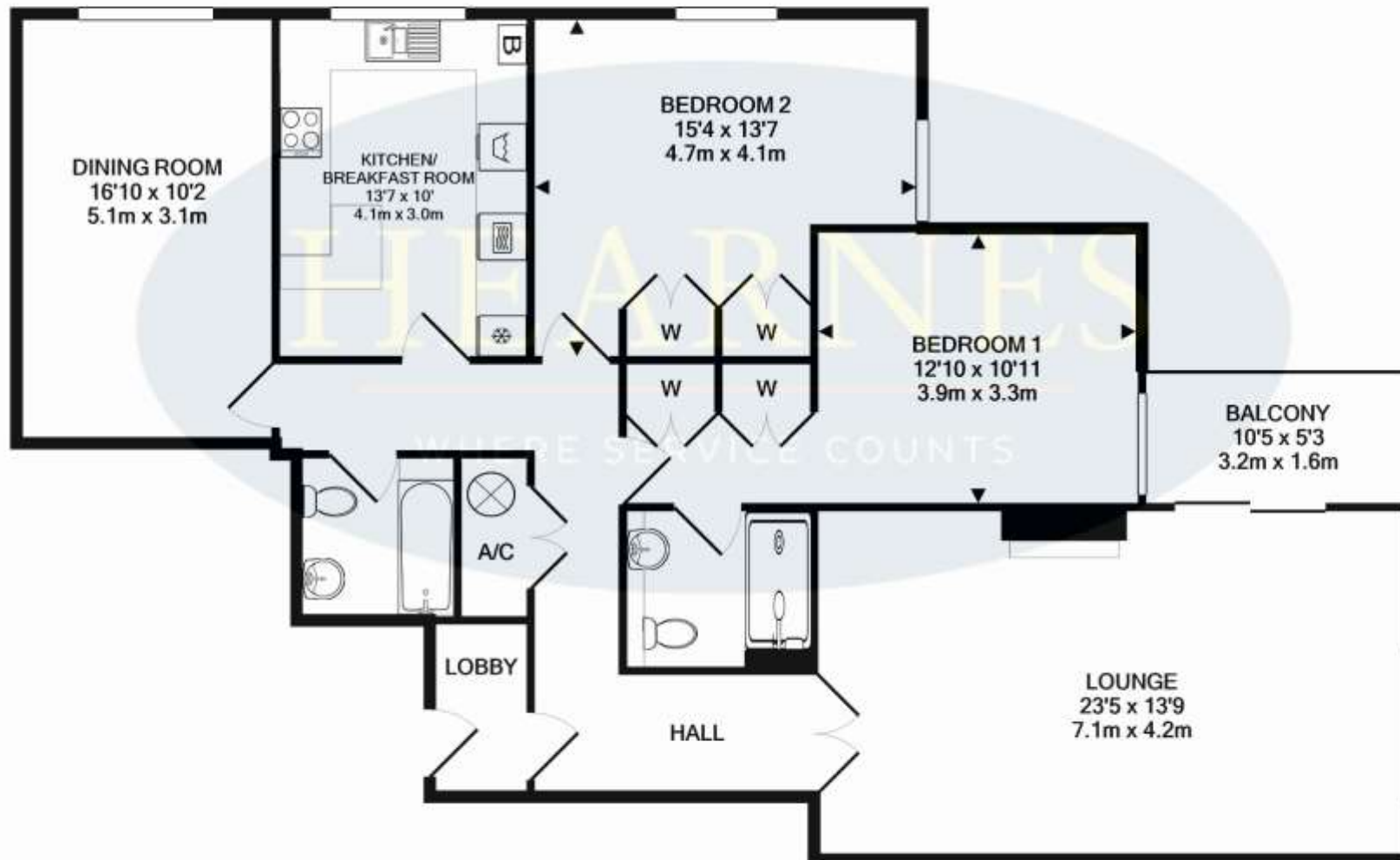
Ground Rent: N/A

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1312 SQ.FT. (121.9 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

