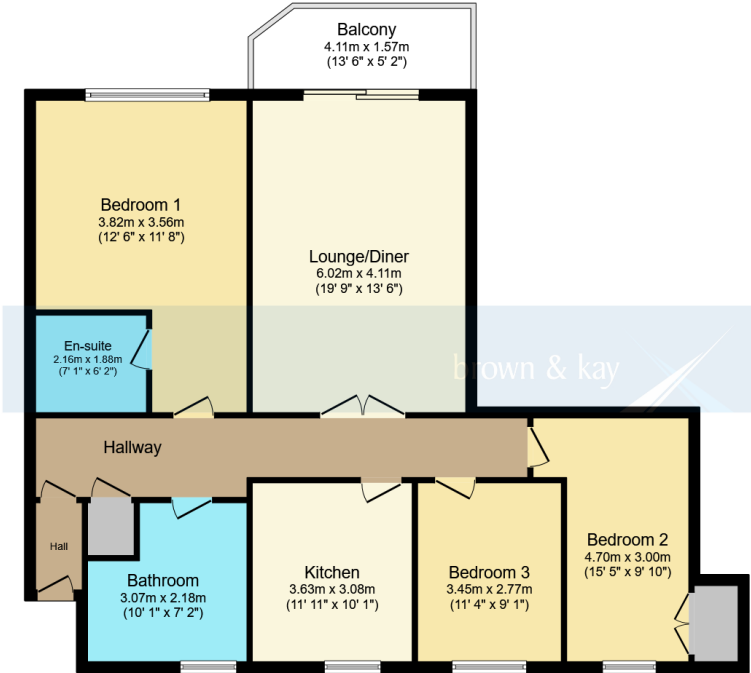




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor Plan

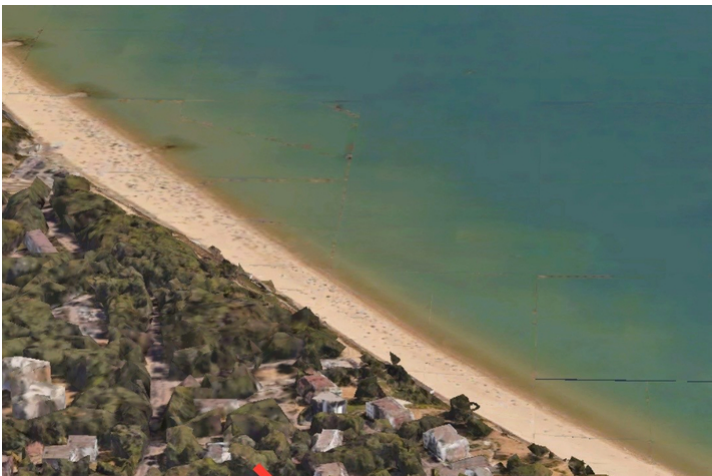


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292





Flat 16, Riviera Court 1 The Esplanade, Canford Cliffs BH13 7HZ

Guide Price £425,000

The Property
Brown and Kay are delighted to market this lovely apartment occupying a super position in the heart of Canford Cliffs moments from the beach and shops in Canford Cliffs village. The home enjoys a second floor position and affords generous and well proportioned accommodation to include a 19' lounge/dining room with access to a southerly aspect balcony, three comfortable size bedrooms with an en-suite serving the master bedroom, ample storage cupboards, and an allocated parking space. With no forward chain this would make an excellent property choice either as a main home or secure lock up and leave holiday home.

Riviera Court is situated in a highly sought after residential area well positioned for all the area has to offer. Within a moments stroll is the village of Canford Cliffs with an array of independent shops and eateries, and the bustling village of nearby Westbourne also provides an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names to include Marks and Spencer food hall. Glorious sandy beaches are also within walking distance with promenade stretching to the famous Sandbanks in one direction and Bournemouth and beyond in the opposite direction. Explore a little further and you will find spectacular gardens to visit and great golf at Parkstone golf club.

AGENTS NOTE - PETS & HOLIDAY LETS
To be advised

COMMUNAL ENTRANCE HALL
Secure entry system with stairs and lift to the second floor.

ENTRANCE HALL
Doors to the following rooms and storage cupboards.

LOUNGE/DINING ROOM
19' 9" x 13' 6" (6.02m x 4.11m) Front aspect sliding double glazed door to the balcony, radiator.

KITCHEN
11' 11" x 10' 1" (3.63m x 3.07m) Fitted with a range of wall and base units with work surfaces over, integrated hob and oven, further range of appliances, double glazed window.

BEDROOM ONE
12' 6" x 11' 8" (3.81m x 3.56m) Front aspect double glazed window, radiator, door to the en-suite bathroom.

EN-SUITE BATHROOM
Suite comprising bath, wash hand basin and w.c.

BEDROOM TWO
15' 5" x 9' 10" (4.70m x 3.00m) Rear aspect double glazed window, radiator, storage cupboard.

BEDROOM THREE
11' 4" x 9' 1" (3.45m x 2.77m) Rear aspect double glazed window, radiator.

BATHROOM
Suite comprising bath, wash hand basin and w.c.

ALLOCATED PARKING
A parking space is conveyed with the apartment.

TENURE - SHARE OF FREEHOLD
Length of Lease -
Service Charge - £3,116.00 per annum
Management Agent -

COUNCIL TAX - BAND F