

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



FLAT 57, 36 SALTERNS POINT, SALTERNS WAY,  
POOLE, DORSET, BH14 8LW



## ABOUT THIS PROPERTY

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Far reaching harbour  
views

South-facing balcony

2 Double bedrooms

En-suite shower room to  
Master bedroom

Lounge/dining room

Kitchen/breakfast room

Stairs and lift to all floors

Secure underground  
parking space

Band F: £2,523.42

£3400 per annum (includes  
water and sewerage)

Share of Freehold

A spacious 2 double bedroom, fourth floor apartment, offering scope for refurbishment with far-reaching views over Poole Harbour towards Sandbanks Peninsula. Located in an exclusive block in Salterns Marina. Ideal second home or development opportunity.

Situated in the highly desirable Salterns Marina with stunning views over the Marina, Poole Harbour and inland views over the Blue Lagoon. The communal entrance is well maintained with stairs and lift to all floors. The apartment is well presented and benefits from both full and partial views from all principal rooms. The accommodation comprises of two double bedrooms both with fitted wardrobes, fully tiled bathroom and en-suite shower room to the master bedroom. The large dual aspect lounge/dining room has access to a south-facing balcony with stunning views over the Marina and Poole Harbour, which in turn leads to a fully fitted kitchen with a range of floor and wall mounted units, breakfast bar and various integrated appliances to include; fridge/freezer, dishwasher, washing machine, four ring hob and oven. From here, are views of the Blue Lagoon. The apartment boasts secure underground parking for one vehicle in addition to visitor parking. The property has been previously Let out so now offers the potential for refurbishment and is offered with no forward chain.

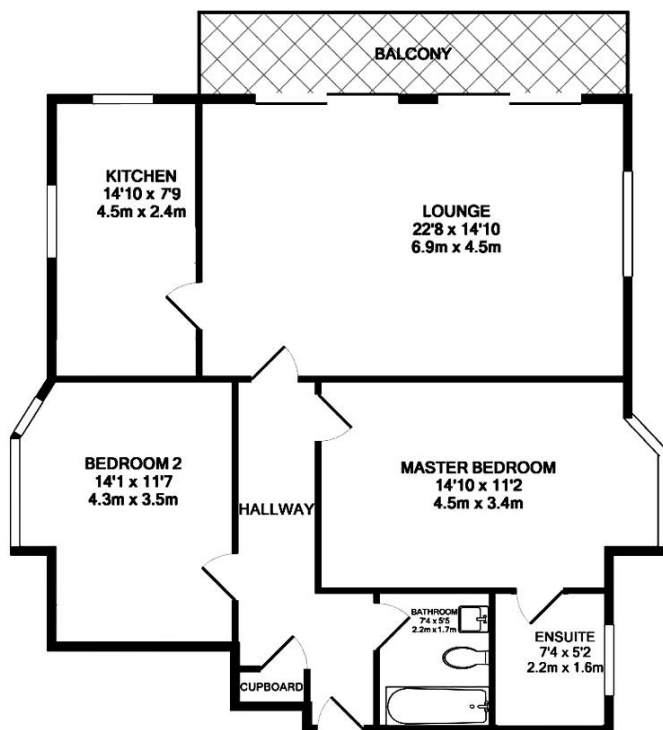
## LOCATION

The apartment is conveniently positioned, within walking distance to local amenities at Lilliput Village which is just a few hundred metres away and includes; Cafes, restaurants and a choice of mini super markets. The village of Canford Cliffs is within half a mile as is the centre of Ashley Cross with its train station offering a direct line into London Waterloo in under 2 hours. Approximately a mile away are the award-winning Blue Flag sandy bathing beaches at Sandbanks which stretch for 7 miles toward Bournemouth and beyond, making this the perfect location for water sports enthusiasts.









TOTAL APPROX. FLOOR AREA 982 SQ.FT. (91.2 SQ.M.)

Whilst every attempt has 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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