

Flat 35 Churchill Lodge
234 Sandbanks Road,
Lilliput, Poole BH14 8HA



This well presented two double bedroom first floor apartment with seasonal harbour glimpses forms part of an exclusive retirement development for the over 60's, conveniently situated close to local amenities in central Lilliput.

£280,000 – Vacant Property







Situation and Description

Lilliput village is located approximately one mile from the award winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express and Co-operative petrol station, a patisserie, Thai restaurant and take away, hairdressers, surf and bike shops.

There is also a doctors' surgery and chemist, along with Lilliput First School. Lilliput offers good communications to the town centres of Poole and Bournemouth. Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

This well presented two double bedroom first floor apartment with seasonal harbour glimpses towards Brownsea Island forms part of an exclusive retirement development for the over 60's. Churchill Lodge is conveniently located in the heart of Lilliput, set within well maintained communal grounds, incorporating resident and guest parking. There is an on-site Lodge Manager, Monday-Friday 9am-5pm and each apartment benefits from a 24 hour care-line.

The Lodge facilities include a large newly refurbished owners lounge for socialising with an adjoining kitchen, and a double guest room with en-suite facility available to book for visiting guests of the residents. The development also offers a beautifully maintained communal garden to be enjoyed by all residents.

The apartment is approached via a well maintained communal hallway and has a lift or stairs to all floors.

The private entrance door leads to a hallway with two built-in storage cupboards and a separate utility cupboard housing the washing machine.

The lounge/dining room has double doors opening to a Juliette style balcony with a pleasant outlook over the communal gardens and seasonal harbour glimpses towards Brownsea Island.

An adjoining kitchen offers a range of fitted units with integrated appliances including an oven, hob, extractor fan, fridge and freezer.

Two double bedrooms overlook the communal gardens with one benefitting from fitted wardrobes. There is also a fully tiled bathroom located off the hallway.

Service charge - £2,683.57 per annum.

Ground rent - £725.31 per annum.

Leasehold – 125 years from 2007.

Council Tax – Band D.

The apartment is being offered with no forward chain and is ready for immediate occupation.

Level walk to local shops

Residents lounge

On site manager

24 hour care line

Lift to all floors

Security entry system

First floor apartment

Lounge/dining room

Fitted kitchen

Two double bedrooms

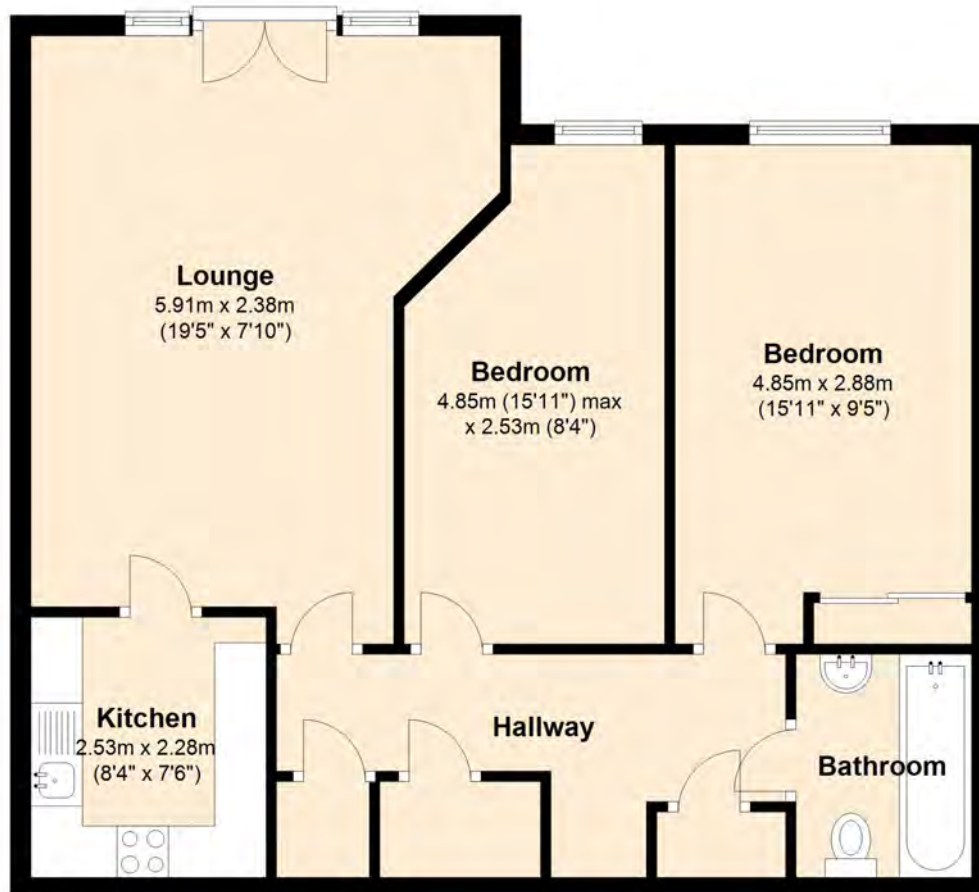
Tiled bathroom

Attractive communal gardens

Resident and guest parking

First Floor

Approx. 69.7 sq. metres (750.4 sq. feet)



Total area: approx. 69.7 sq. metres (750.4 sq. feet)

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