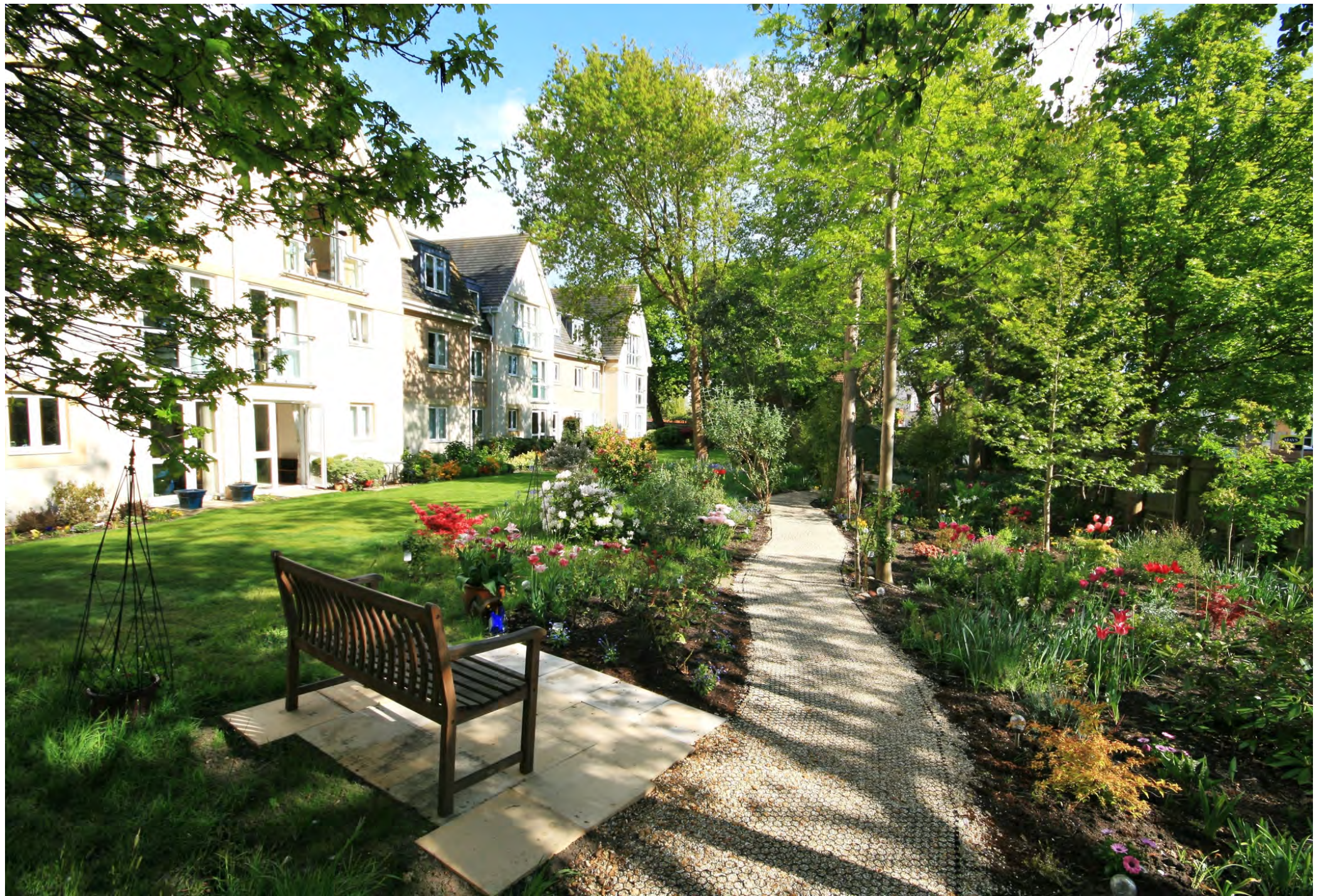


Churchill Lodge  
234 Sandbanks Road, Lilliput BH14 8HA  
Guide Price £275,000 Leasehold

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## Property Summary

A beautifully presented two double bedroom first floor apartment, forming part of an exclusive retirement development for the over 60's located close to Lilliput shops and amenities.

## Key Features

- Communal entrance & residents lounge
- Lounge/dining room with juliet balcony
- Modern fitted kitchen
- Two double bedrooms
- Landscaped communal gardens
- Economy 10 electricity and heating
- Lift access to all floors
- Residents & guest parking
- Mobility scooter Storage
- 24 Hour Careline System For Safety & Security





## About the Property

### Churchill Lodge – Independent Retirement Living in the Heart of Lilliput

Churchill Lodge is ideally situated in the heart of Lilliput, surrounded by well-maintained communal grounds that include both resident and guest parking. The development benefits from the presence of an on-site Lodge Manager, available Monday to Friday from 9am to 5pm, and each apartment is connected to a 24-hour careline service for added peace of mind.

Residents enjoy access to a range of facilities, including a spacious owners' lounge for socialising, an adjoining kitchen, and a double guest suite with en-suite bathroom, which can be reserved for visiting friends and family.

The apartment is accessible via a lift from the well-kept communal hallway and landing. The private entrance opens to a generous hallway featuring two built-in storage cupboards and an airing cupboard. A standout feature of the home is the spacious lounge/dining area, which includes a stylish electric fireplace and door opening to a Juliet balcony with views over the beautifully landscaped gardens.

The modern fitted kitchen, accessed from the lounge/dining room, is equipped with a range of wall and base units, integrated appliances including an oven, hob, and extractor fan, as well as space for a tall fridge/freezer. There are two double bedrooms, one of which includes a built-in wardrobe with mirrored sliding doors. The second bedroom is also complemented by the same garden outlook. The well-appointed bathroom features a white suite, including a large shower cubicle with mains shower, wall-mounted wash hand basin with vanity storage, towel rail, extractor fan, and WC.

Service charge - £1666.45 payable biannually to include all water charges, building insurance, external window cleaning, garden and building maintenance.

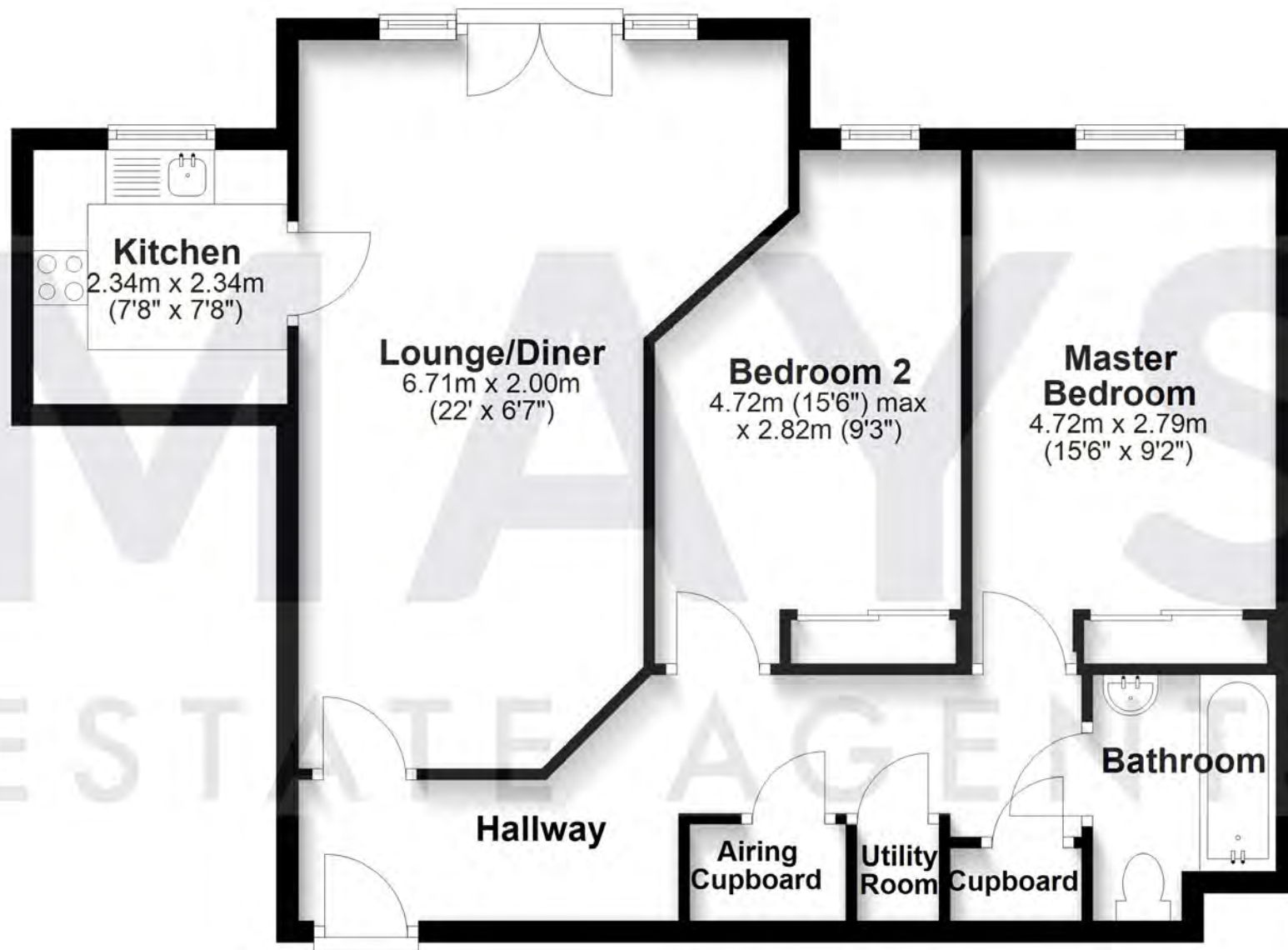
Ground Rent - £362.66 payable biannually

Council Tax- Band D

Lease- 127 year lease from 2007







Total area: approx. 73.6 sq. metres (792.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.





## About the Location

Churchill Lodge is an exclusive retirement development for the over 60's 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 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.

Leasehold – 125 years from 2007

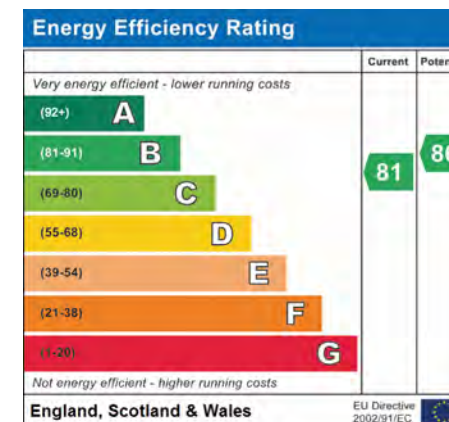
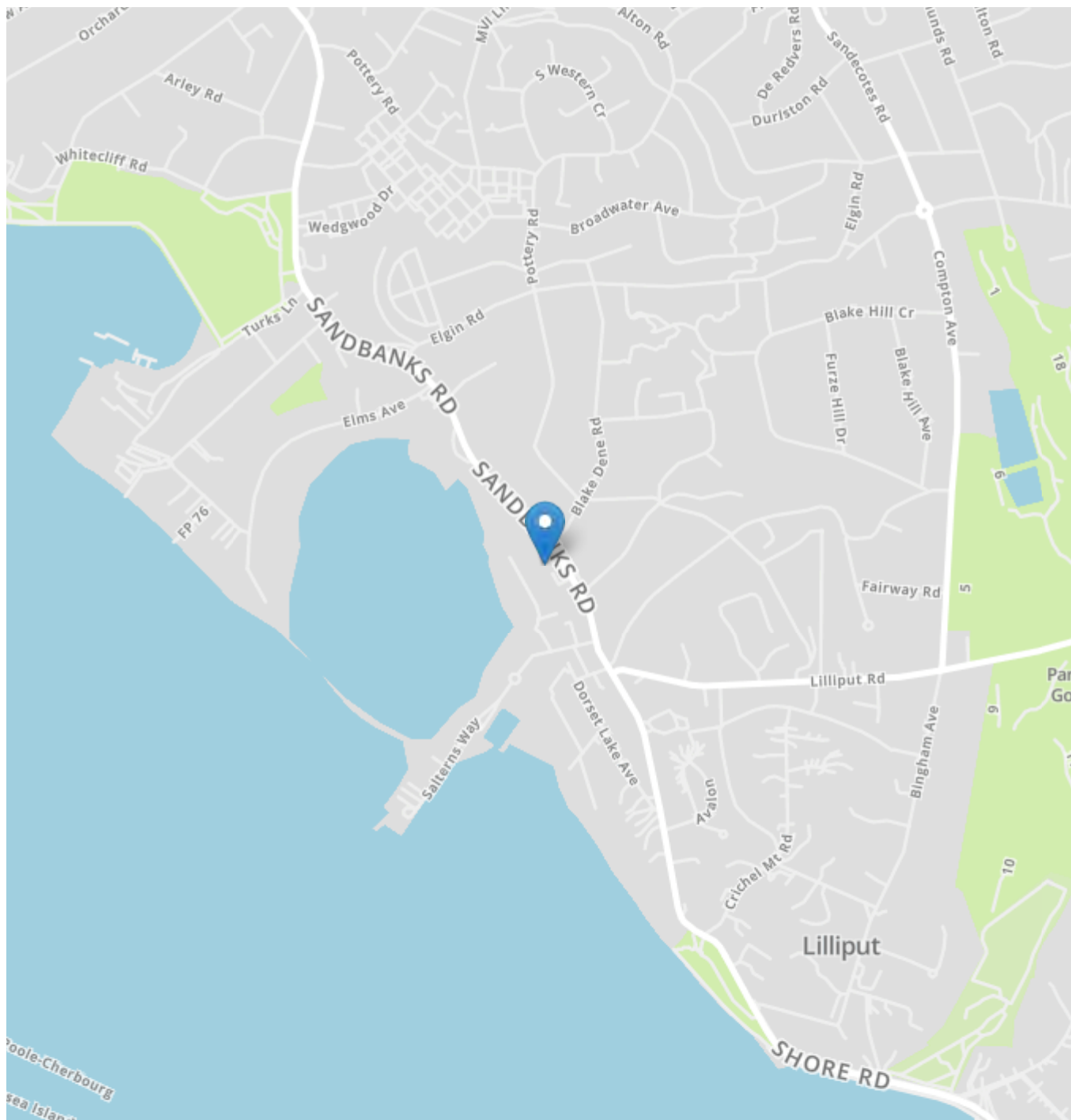


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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Mays and their clients give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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