

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



FLAT 3 IMPERIAL HEIGHTS, 105 LILLIPUT ROAD,
POOLE, DORSET, BH14 8JY



£ 4 9 9 , 9 5 0

3 Double bedroom, ground floor apartment

Lounge / dining room

Modern fitted kitchen

2 en-suite bedrooms plus family bathroom

Utility cupboard

Private underground storage cupboard

Secure allocated underground parking space

South-facing patio

£2946 maintenance

Share of Freehold

ABOUT THIS PROPERTY

A modern, 3 double bedroom, ground floor apartment with a south-facing patio, shared garden, large living / dining room, secure underground parking space, located in a prestigious block within 800 metres of Canford Cliffs village.

A secure communal entrance hall leads to the ground floor apartment. On entering the apartment, you are greeted by wooden floors and double doors lead to the lounge / diner with a feature curved bay window and patio doors out onto the private patio area. A contemporary fitted kitchen has space for a table and chairs and offers a range of integral appliances complemented by a granite work surface. The master bedroom benefits from a range of wardrobes with en-suite bath and shower room. The second bedroom also benefits from its own en-suite shower room and patio doors which lead out onto the south-facing patio whilst the third bedroom / office enjoys sole use of the modern and fully tiled family bathroom. A utility cupboard houses the washing machine and tumble dryer whilst a large double opening cupboard provides useful additional storage. The property is presented in excellent order with plantation shutters to all bedrooms. The paved patio area has been designed for easy maintenance and offers a great deal of seclusion. A lift provides access to a secure underground garage, which has a private storage cupboard, one allocated parking space plus 3 visitor parking spaces. To the front of the property are two further visitor parking spaces for daytime (only).

LOCATION

This contemporary development is located halfway between the villages of Canford Cliffs and Lilliput, which between them offer a range of café's restaurants and many supermarkets. The train stations at Branksome and Parkstone offer a direct line into London Waterloo in approximately two hours.





Flat 3, Imperial Heights, 105 Lilliput Road, BH14 8JY

Gross internal area (approx) =
117 sqm / 1258 sqft
For identification only. Not to scale.
© Floorplanz Ltd



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B	85	85
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

M:07709 111 797 | O:01202 747999

1 STRATA HOUSE, 12-14 CASTLE STREET, POOLE, DORSET, BH15 1BQ

PIPPA@PHILIPPASOLE.CO.UK | PHILIPPASOLE.CO.UK