



Salterns Court, Sandbanks Road, Lilliput BH14 8HS



Property Summary

A spacious two double bedroom apartment that forms part of an iconic 'Art Deco' inspired development in Lilliput, moments from the open water of Poole Harbour and nearby amenities of the village. A standout feature of this property is the generous living/dining room with two private balconies that both enjoy a Southerly aspect. The kitchen is also a good size, and the property is conveyed with the benefit of a garage.



Key Features

- Communal entrance hallway with a lift to the first floor
- Large living/dining room
- Generous fitted kitchen
- Two double bedrooms
- Family bathroom
- Two private balconies
- Garage



About the Property

The property is approached via a communal hallway which has a central lift and stairs rising to the first floor. On entering the property there's a private hallway with a useful storage cupboard that leads to the generous living/dining room. The living/dining room is flooded with light from large windows that benefit from a Southerly aspect and there are also two further doors that lead out to two private balconies.

The kitchen is also a good size and is fitted with a comprehensive range of units and appliances. The main bedroom has fitted furniture with a central vanity area and the second bedroom is also a comfortable double. Both the bedrooms are serviced by a large four-piece bathroom.

Both balconies have plentiful space for a table and chairs and further to your own private outside space the development has well-tended communal gardens. The property is also conveyed with the benefit of a garage.

Central heating and hot water are included in the rent. No gas available in the apartment.

Council Tax Band: D

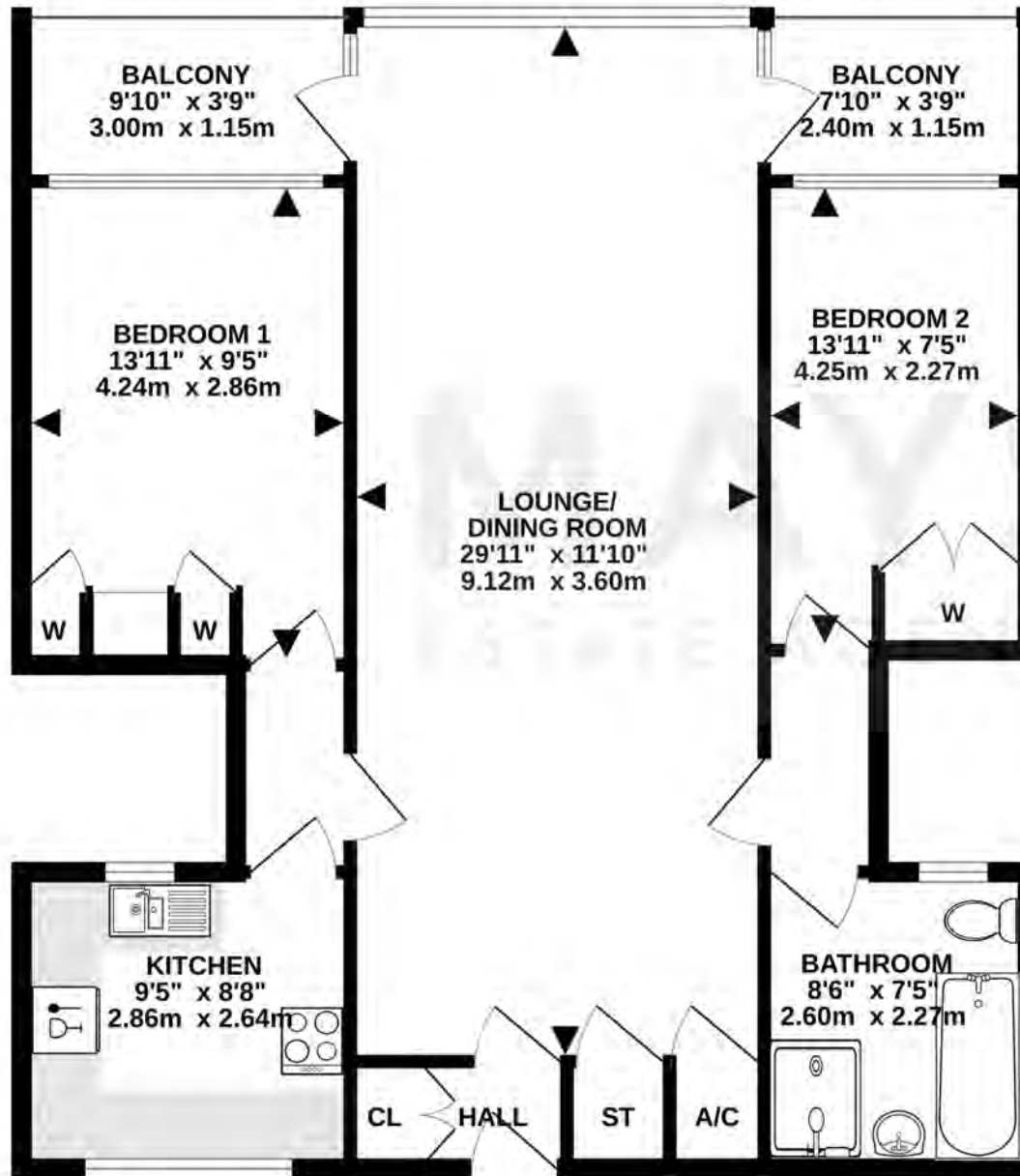
Notes: We have been advised that pets are not permitted



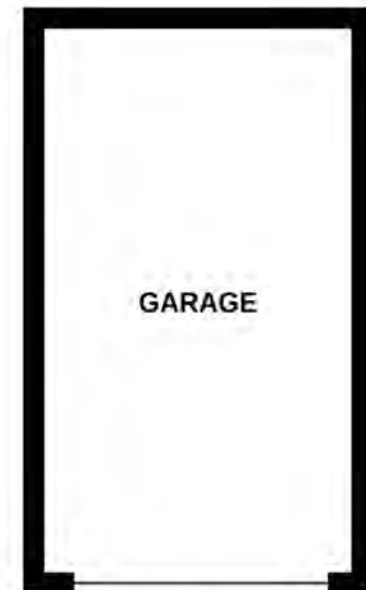
INCLUDING BALCONIES AND GARAGE

TOTAL FLOOR AREA : 1038 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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1ST FLOOR
895 sq.ft. (83.1 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
144 sq.ft. (13.3 sq.m.) approx.



About the Location

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, award-winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops. There is also a doctors' surgery and chemist, along with the highly rated Lilliput First School. Lilliput offers good communications to the town centres of Poole and Bournemouth.

The Sandbanks Peninsula offers the chain ferry to Studland as well as miles of National Heritage Coastline and the Purbeck hills with fantastic walking and cycling trails.

Transport communications are excellent as the mainline railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

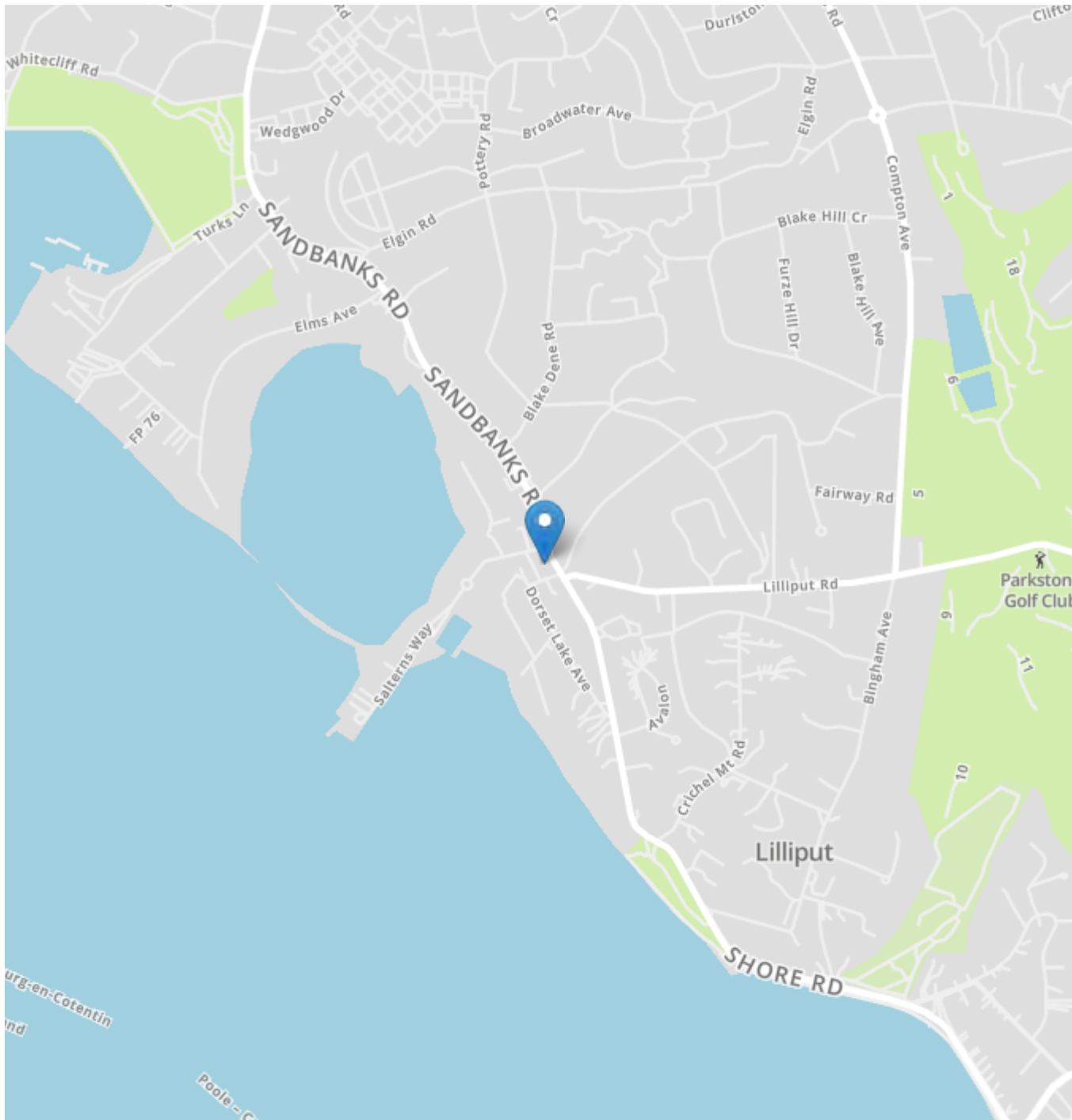


About Mays

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 and letting property 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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