

Flat 2 Belfry, 4 Compton Avenue,
Lilliput,
Poole, BH14 8DF



An impressive and immaculately presented two double bedroom, two bathroom modern ground floor apartment with secure underground parking in a desirable residential location close to central Lilliput.

£425,000







Situation and Description

Lilliput village is located approximately half a 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.

The Belfry forms part of a small development of luxury apartments conveniently located in a desirable residential location, backing onto Parkstone Golf Course within easy reach of both Lilliput and Canford Cliffs village.

This stylish apartment is located on the ground floor and is approached via a well-kept communal entrance with lift to the underground parking. A private lobby gives way to the reception hall with Karndean flooring, a generous storage cupboard, video entry system and an adjoining fully tiled guest cloakroom.

The open plan kitchen/lifestyle space offers a fantastic social hub with direct access out to the landscaped south west facing garden terrace, encompassing a fully equipped kitchen with breakfast bar, dining capabilities with feature bay window and a perfect sized lounge area with space for soft seating. A door provides direct terrace access with further dining capabilities and stretches across the front elevation, also accessible via the master bedroom.

The sizeable main bedroom has ample room for wardrobes and enjoys a fully tiled and luxuriously appointed en-suite bathroom, complete with separate double walk-in shower unit. The second double bedroom also benefits from a luxury fully tiled en-suite shower room.

Outside the development is set within beautifully established and well-tended communal grounds, with additional residents and guest parking accessed from Lilliput Road. The apartment is conveyed with one allocated parking space in the secure underground parking area. There is also an additional communal bike storeroom.

Tenure: Share of Freehold, lease 125 years from 2009

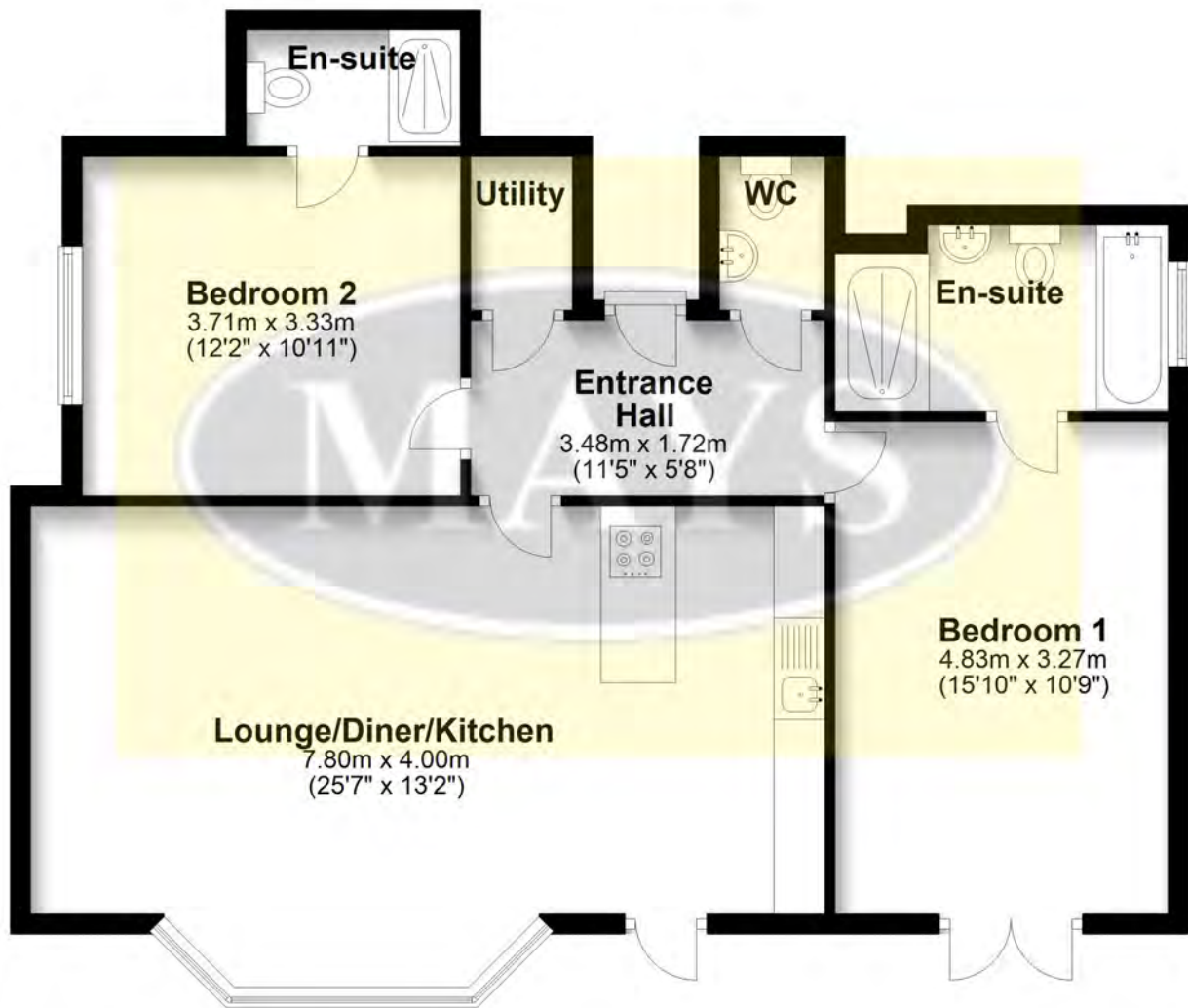
Maintenance Charge: Approx £1,450.00 per annum to include buildings insurance

Pets: Not allowed

- Immaculate ground floor apartment
- South west facing garden terrace
- Two double bedrooms, both with en-suites
- Guest cloakroom
- Generous lifestyle/kitchen space
- Underground secure parking
- Under floor gas central heating
- Share of Freehold
- Video entry system
- Communal bike store
- Further residents and guest parking

Ground Floor

Approx. 79.8 sq. metres (859.3 sq. feet)



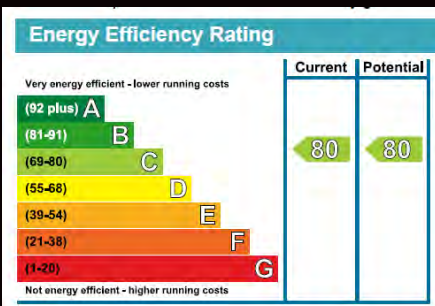
Total area: approx. 79.8 sq. metres (859.3 sq. feet)

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Plan produced using PlanUp.







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New Developments (where applicable)

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