

Salterns Point

36 Salterns Way, Lilliput BH14 8LN

£450,000 Share of Freehold

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## Property Summary

With PRIVATE ACCESS TO A BEACH this simply stunning waterside apartment forms part of the highly sought after Salterns Marina complex. This exclusive development affords the most wonderful views of Poole harbour towards the Isle of Purbeck. This property truly embraces the very essence of waterside living and with two bedrooms, two bathrooms and a generous balcony offering uninterrupted frontline views of the 'blue lagoon', we don't think they come much better than this.



## Key Features

- Entrance hallway with storage
- Living/dining room opening to private balcony
- Modern fitted kitchen/breakfast room
- Principal bedroom with en-suite
- Second bedroom with water views
- Shower room
- Secure indoor parking and provision for guests
- Direct private access to a beach
- No forward chain
- Simply incredible frontline water views



## About the Property

The property is accessed via a communal hallway where there is elevator access to the upper ground floor level. On entering the property there is a hallway that has a generous storage cupboard. The living/dining room is flooded with light and enjoys direct access to a large private balcony that offers frontline views over the 'blue lagoon'.

The kitchen/breakfast room is fitted with a comprehensive range of units and integrated appliances and a breakfast bar allows for casual dining. If you thought the views from the balcony couldn't be beaten, the views from the kitchen sink are simply incredible!

The principal bedroom has a private en-suite bathroom whilst the second bedroom is serviced by a shower room that is sensibly positioned across the hallway.

There is allocated secure indoor parking and generous provision for guests and visitor parking.

Residents have private access to the beach that opens to Poole Harbour. This sandy beach is the perfect place to enjoy a sundowner as the sun sets over the Harbour or, for the more energetic, maybe a spot of paddle boarding. On leaving the development you pass the infamous Salterns Marina and we truly feel this apartment offers something quite unique either as a primary residence or second home.

Tenure: Share of Freehold

Underlying lease: 999 years from August 1995

Service Charge: Annual service charge for 2024 is £3025.20 (payable bi-annually)

Notes: The development is exclusively reserved for residents therefore holiday lets are not permitted. Pets allowed on license.



## First Floor

Main area: approx. 73.1 sq. metres (787.1 sq. feet)

Plus balconies, approx. 13.3 sq. metres (142.9 sq. feet)



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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)

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Plan produced using PlanUp.



## 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 and Co-operative petrol station, 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.

The area offers many sporting facilities including the prestigious Parkstone Golf Club, many sailing clubs as well as the blue flag beaches of Sandbanks. 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.

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.

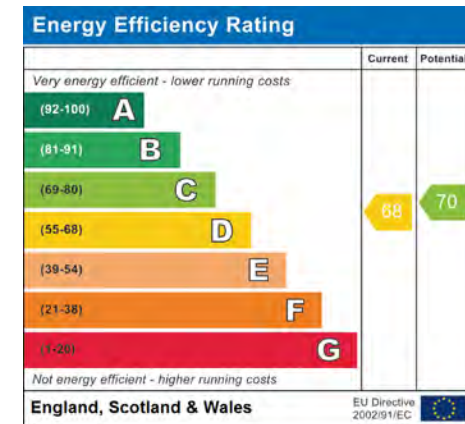
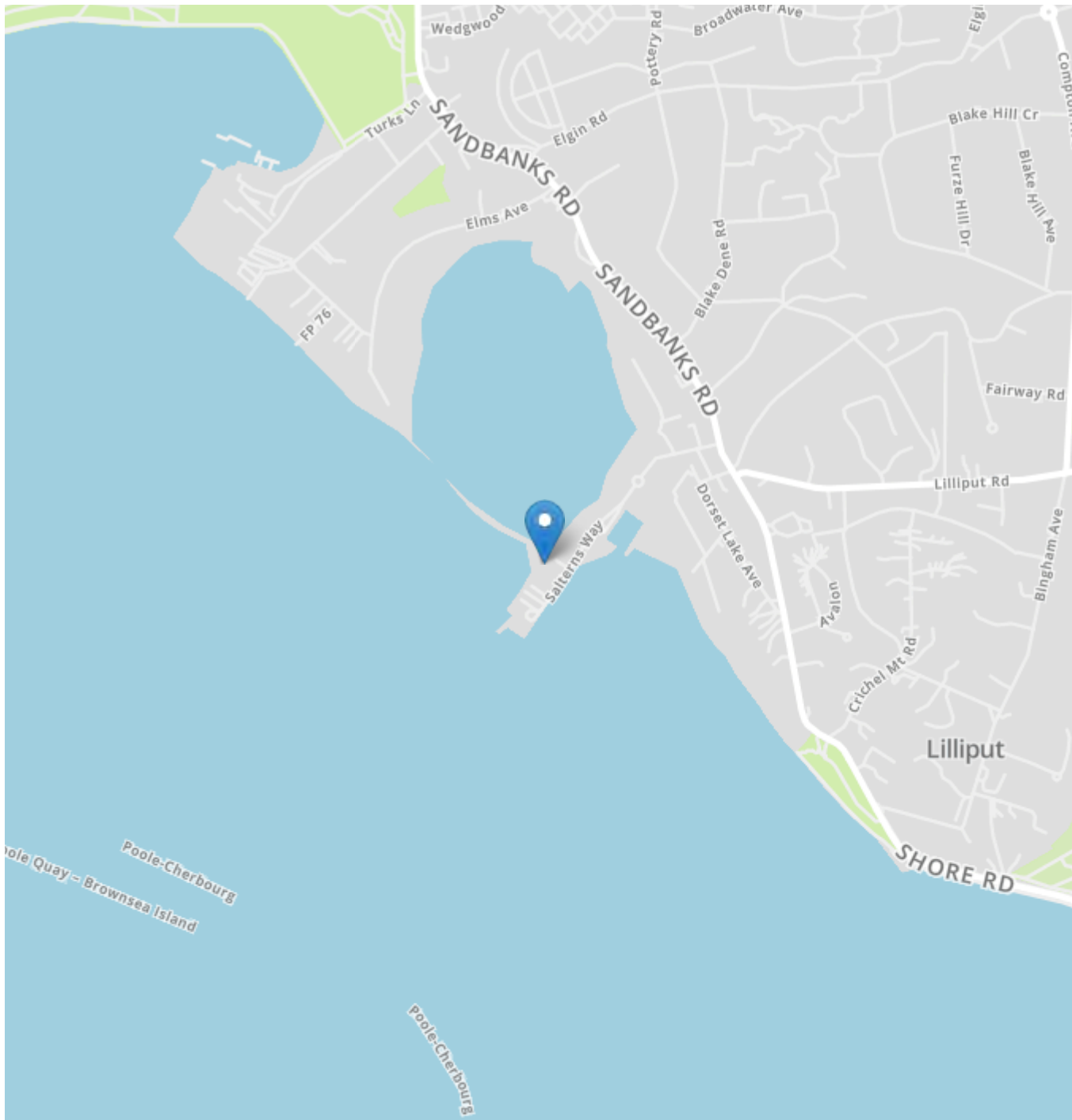


## About Mays

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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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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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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