

Flat 3 Carnoustie
6 Compton Avenue, Lilliput BH14 8DQ
Guide Price £425,000 Share of Freehold

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ESTATE AGENTS





Property Summary

An immaculate and high-specification two double bedroom apartment set within an exclusive and well-maintained development, featuring en-suite bedrooms, a private balcony, lift access and secure allocated parking, all positioned in a peaceful location close to transport links and Parkstone Golf Club.



Key Features

- Immaculate two double bedroom apartment set within an exclusive, well-maintained development
- Beautifully landscaped communal grounds providing an attractive and private approach
- Lift access to all floors, including direct access from the secure residents' parking garage
- Private entrance vestibule and welcoming hallway with guest cloakroom
- Spacious contemporary living and dining area with French doors to a private balcony
- Balcony with beautiful woodland views
- Stylish, fully fitted modern kitchen with integrated appliances
- Generous principal bedroom with luxury en-suite bathroom including bath and double shower
- Second double bedroom with its own contemporary en-suite shower room, ideal for guests
- High-quality finish throughout, including underfloor heating, mood lighting, allocated parking and bicycle storage



About the Property

The development is approached via beautifully maintained and landscaped communal grounds, creating an immediate sense of quality and privacy. Upon entering the building, residents are welcomed by an impressive communal hallway with both staircase and lift access to the upper floors. The apartment can also be conveniently accessed directly from the secure residents' parking garage via the lift.

The apartment itself benefits from a private entrance vestibule, leading into a welcoming hallway with a well-appointed cloakroom, ideal for guests. A standout feature of this immaculate home is the contemporary open-plan living and dining area, which is both spacious and versatile. French doors open onto a private balcony with beautiful woodland views over the golf course, providing an ideal space for relaxation or entertaining. The adjoining kitchen is comprehensively fitted with a stylish range of modern units and integrated appliances.

The principal bedroom suite is generously proportioned, offering ample space for freestanding wardrobes. Of particular note is the sleek, contemporary en-suite bathroom, featuring a full-size bath and a separate double shower. The second double bedroom is equally impressive and ideal for guests, benefitting from its own en-suite shower room finished to the same high standard as the principal suite.

Throughout the apartment, the level of finish is exceptional, with features such as underfloor heating and low-level mood lighting highlighting the attention to detail throughout the development. Beneath the building is a secure underground parking area, accessed via an electrically operated door, with an allocated parking space and storage cupboard, along with additional bicycle storage. A security-controlled access point leads directly to the lift, providing seamless access to the apartment.

Situated in a quiet yet highly convenient location close to excellent transport links and Parkstone Golf Club, this superb apartment offers an outstanding standard of finish and a thoughtfully designed layout, making it an exceptional home or investment opportunity.

Tenure: Share of Freehold

Service charge: Approximately £2367 per annum

Management Company: Burns Hamilton Hawthorn House, 1 Lowther Gardens, Bournemouth, Dorset BH8 8NF 01202 391663

Holiday lets/Airbnb are permitted

Pets are not permitted within the development

Council Tax Band: D (BCP Council)

Utilities: Mains Electricity, Gas, Water & Sewerage

Heating: Underfloor heating (Gas)

Broadband: Refer to Ofcom website Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138

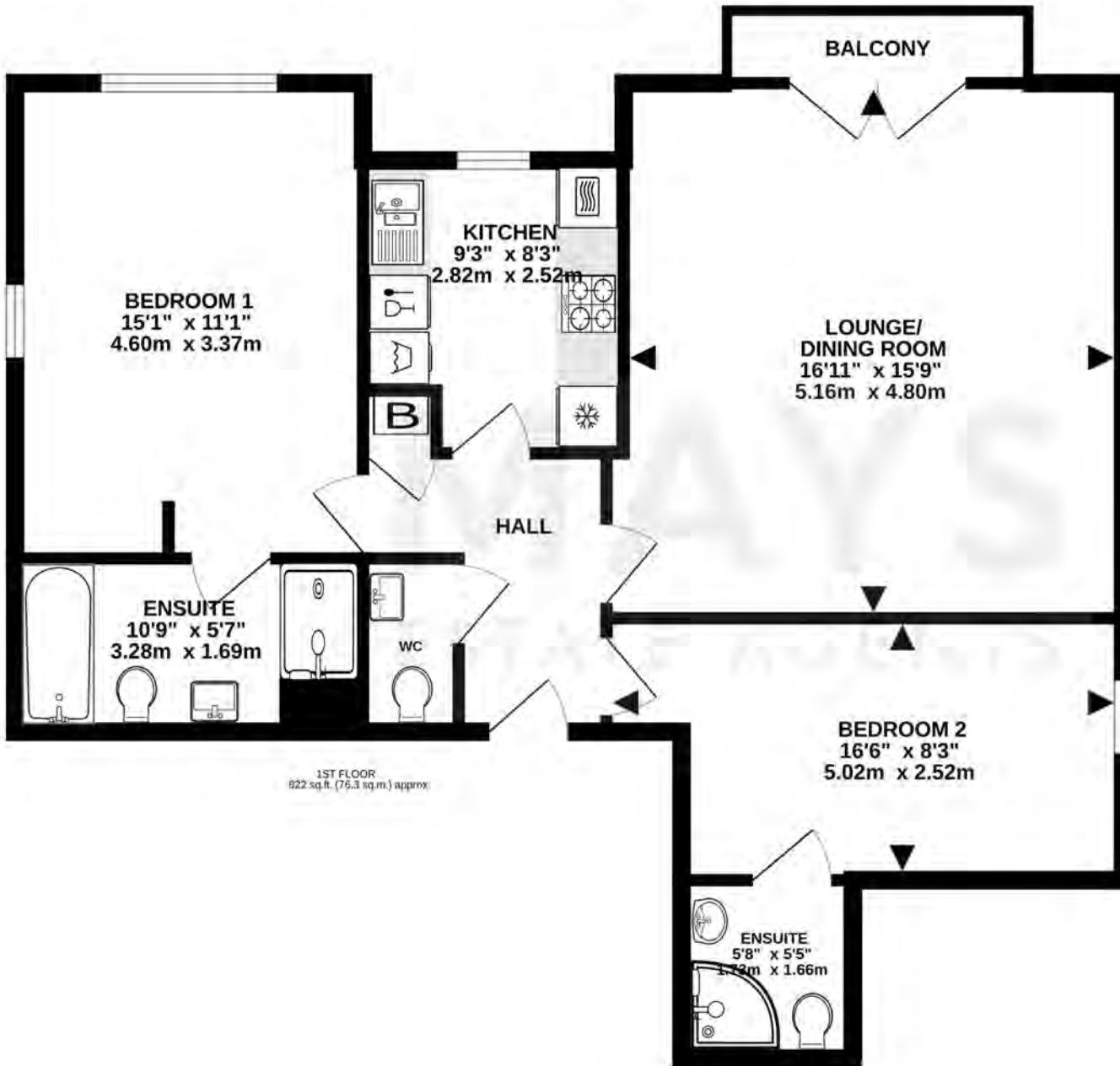


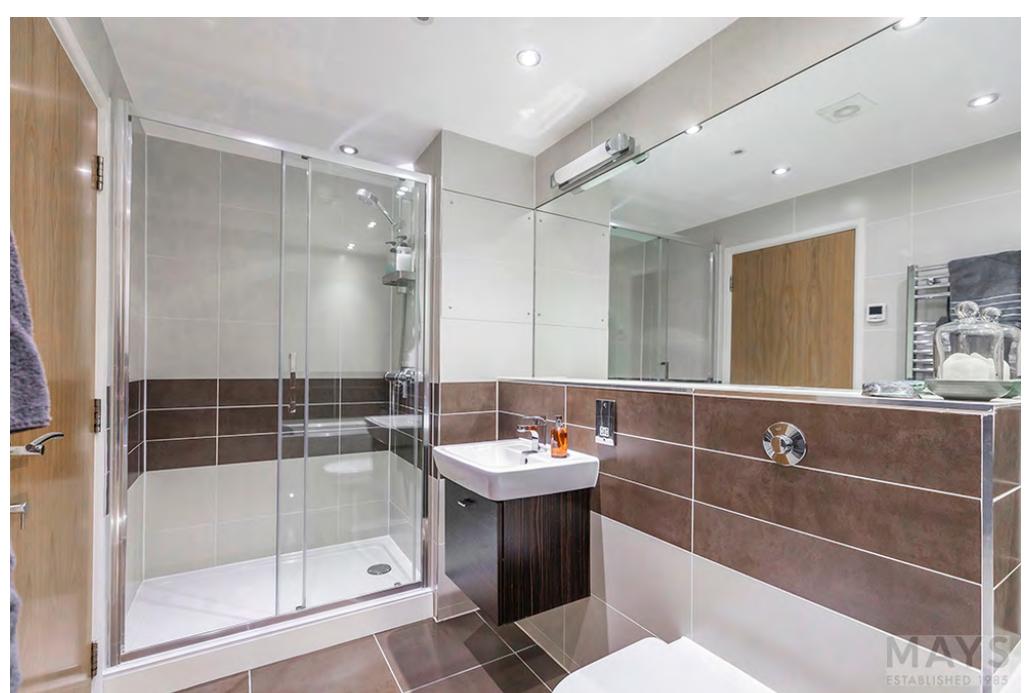
INCLUDING BALCONY AND STORAGE

TOTAL FLOOR AREA : 868 sq.ft. (80.7 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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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.

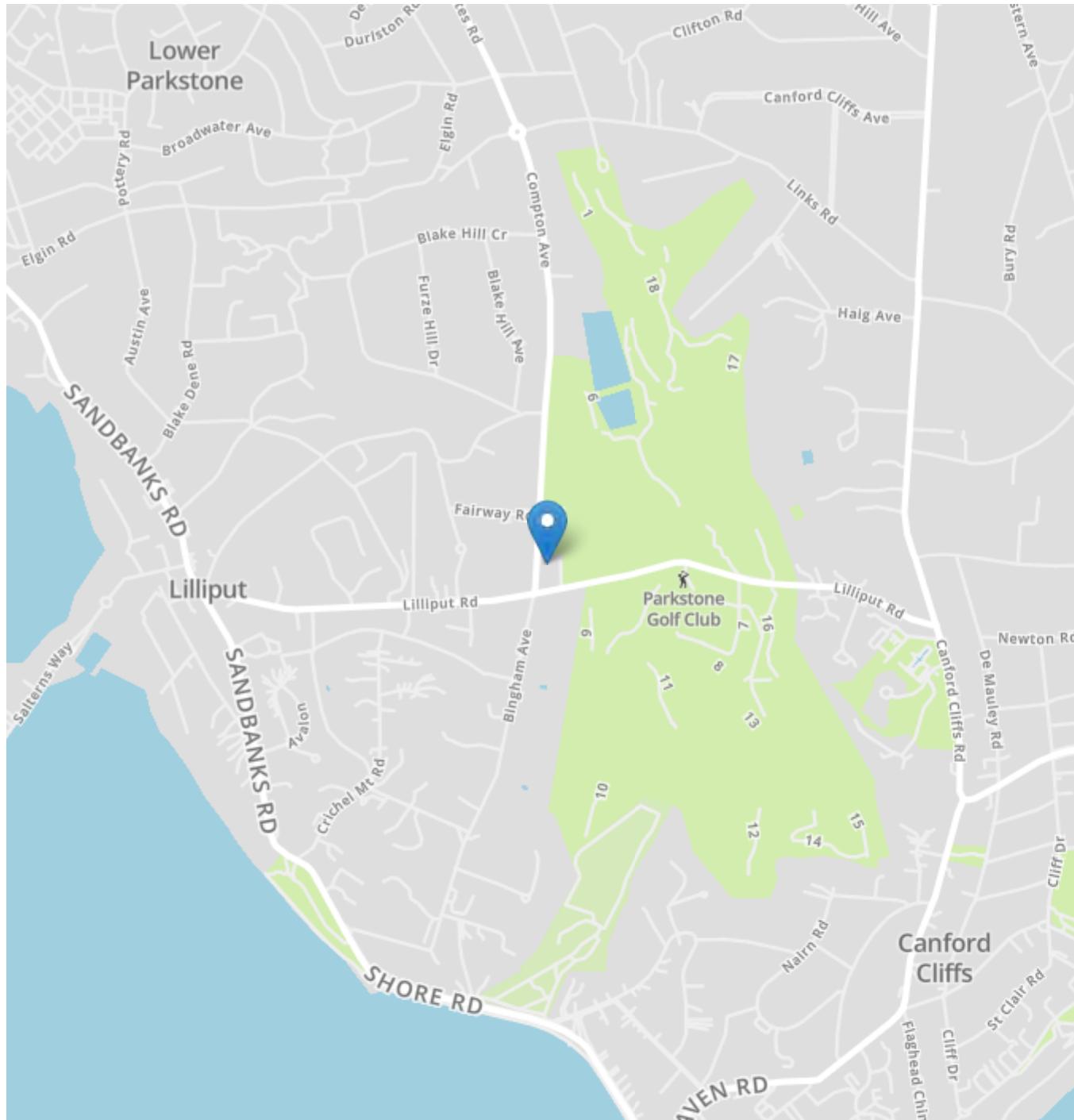


About Mays

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 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(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

IMPORTANT NOTICE

Mays and their clients give notice that:

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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