

Whiteladies  
41 Anthony's Avenue, Lilliput BH14 8JQ  
Guide Price £450,000 Share of Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

Forming part of a highly sought after development in central Lilliput, this first floor modern apartment enjoys a large private terrace, generous kitchen/dining room, spacious lounge and garage. There is also an en-suite to the principal bedroom and the property sits within well maintained communal grounds. The property is located in one of the areas premier roads and enjoys a convenient location close to shops, Poole Harbour, and local amenities.



## Key Features

- Communal entrance hallway with stairs and elevator
- Private entrance hallway
- Kitchen/dining room
- Spacious lounge
- Two double bedrooms
- En-suite to principal bedroom
- Bathroom
- Large private terrace
- Garage
- Communal gardens





## About the Property

The property is accessed via a communal entrance hallway and stairs and elevator both rise to the first floor. On entering the property, the hallway leads to all principal rooms and useful built in storage. The living room is a delightfully spacious room and offers a south/west aspect. The feeling of space continues through to the kitchen/dining room which is fitted with a comprehensive range of units and new quartz stone worktop, integrated appliances and with doors opening to a particularly large retained private terrace.

Both bedrooms are comfortable doubles and there is the added benefit of an en-suite to the principal bedroom. The guest bedroom is serviced by a further bathroom. Outside there are well maintained communal grounds, and the property also has a garage.

Tenure: Share of freehold

Underlying lease: 999 years from 25 December 2004

Maintenance: £3,300 per annum

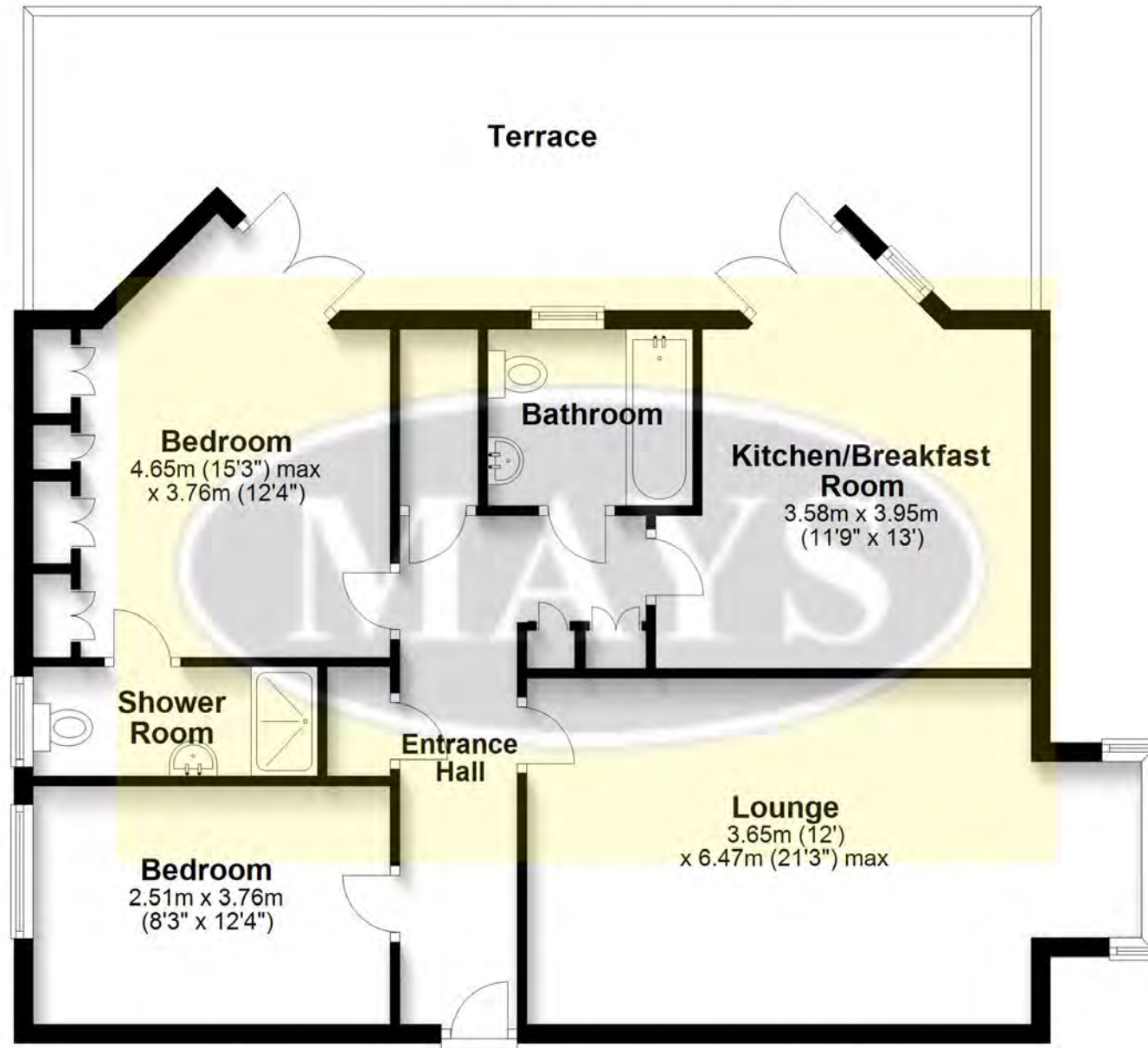
Notes: Holiday lets and pets are not permitted

Council Tax Band: D



## First Floor

Main area: approx. 81.6 sq. metres (878.8 sq. feet)  
Plus terrace, approx. 30.8 sq. metres (331.9 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) (Tel: 01202 556006)

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. 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, 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.



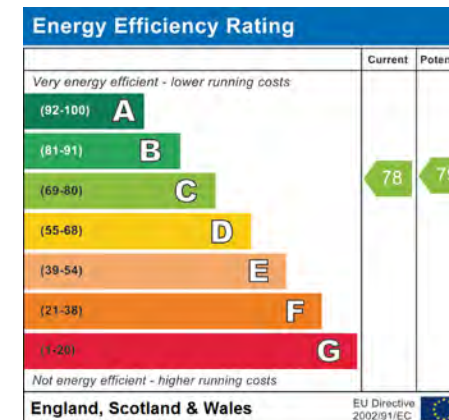
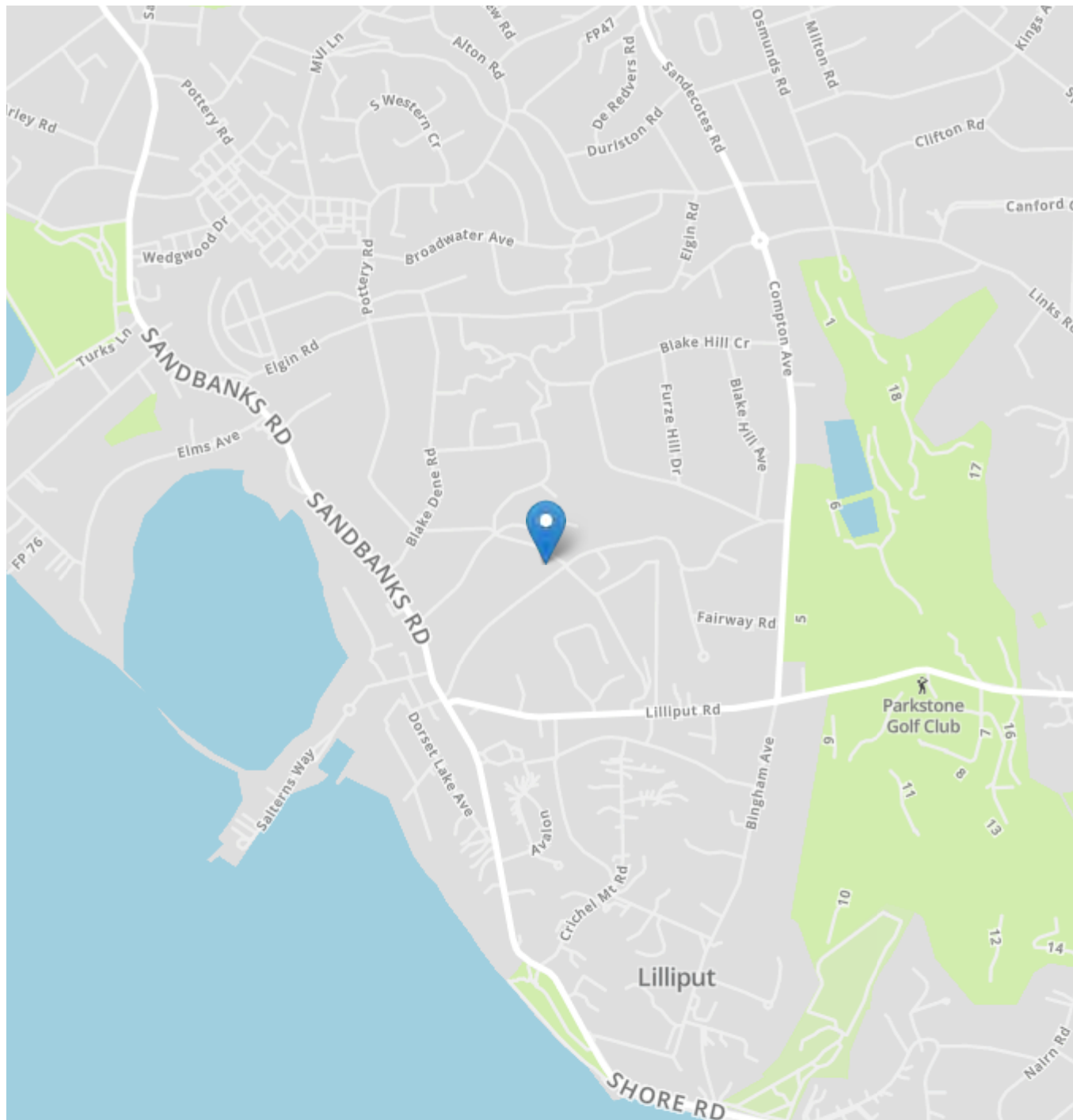
## About Mays

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.





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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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