

Heathside Court  
28 Avalon, Lilliput BH14 8HT  
£475,000 Share of Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A three double bedroom, two bathroom ground floor apartment forming part of a highly desirable development located near Evening Hill Viewpoint and the amenities of Lilliput Village.



## Key Features

- Spacious ground floor apartment
- Three double bedrooms
- Two bathrooms plus separate WC
- Private south facing balcony terrace
- Added value potential
- Private garage
- Residents parking
- Manicured communal gardens
- Highly desirable development in Lilliput
- Near Evening Hill viewpoint



## About the Property

The apartment can be accessed via the communal front entrance and private gated balcony terrace. On entry via the front door, a spacious hallway with storage leads through to the main living space via French doors.

The main living room offers plenty of space for soft seating and dining and enjoys a predominantly south facing aspect and direct access outside to the private raised patio terrace and manicured communal gardens beyond.

The feeling of space is continued in the kitchen, which features a variety of storage cupboards and space for freestanding appliances and a dining table and chairs.

Three double bedrooms are located to the front of the development, with the main enjoying the benefit of an ensuite shower room. A family bathroom and separate WC completes the accommodation on offer.



Externally, Heathside Court is positioned on a south facing plot with sweeping manicured gardens and an attractive leafy backdrop. Residents' parking is located at the front of the development, along with a private garage for each apartment.

Tenure: Share of Freehold

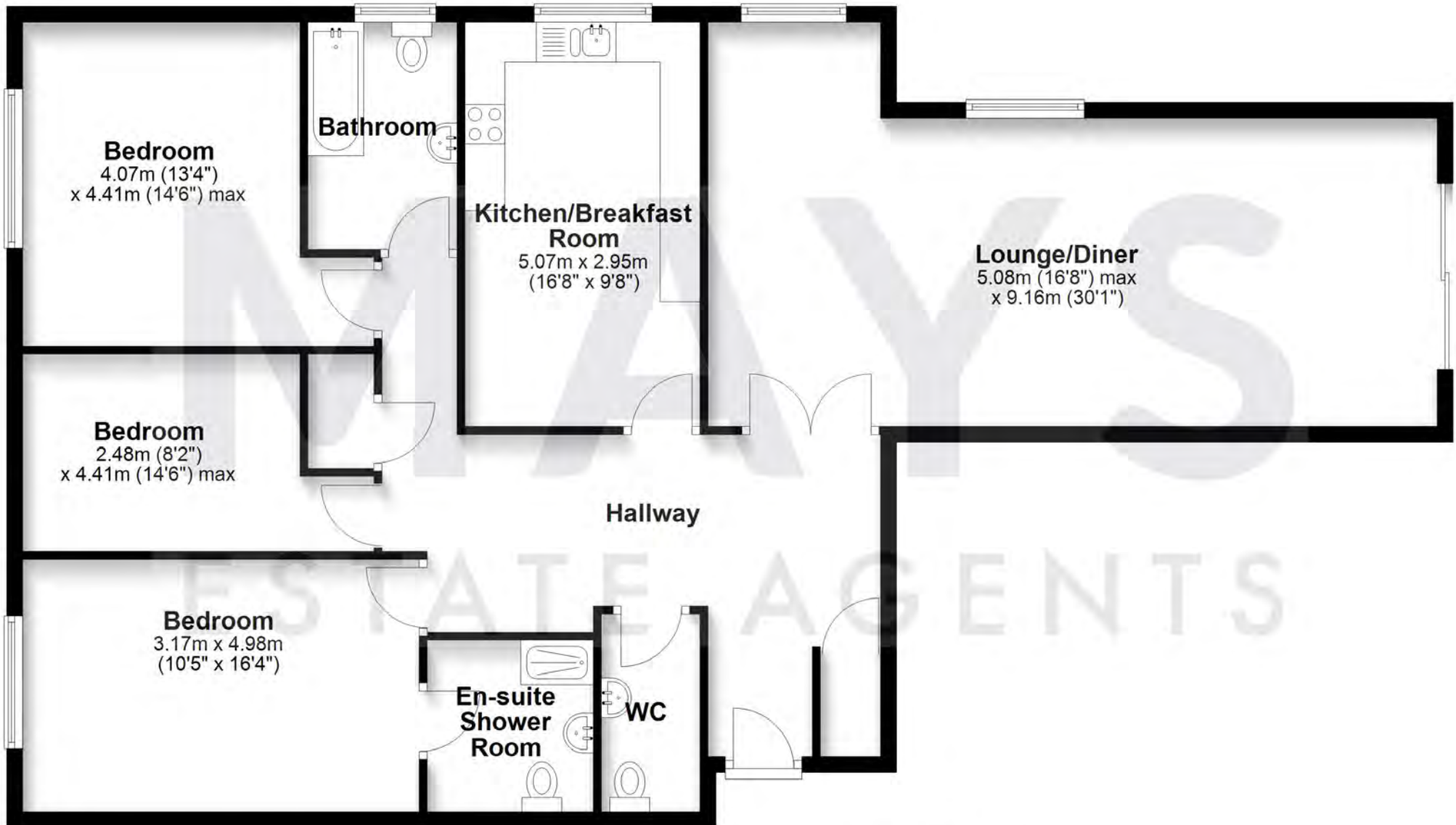
Service charge: To be confirmed

Council Tax Band: E (BCP Council)

Notes: This development is reserved exclusively for residents therefore holiday lets and pets are not allowed.

## Ground Floor

Approx. 132.3 sq. metres (1424.6 sq. feet)



Total area: approx. 132.3 sq. metres (1424.6 sq. feet)

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, 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.

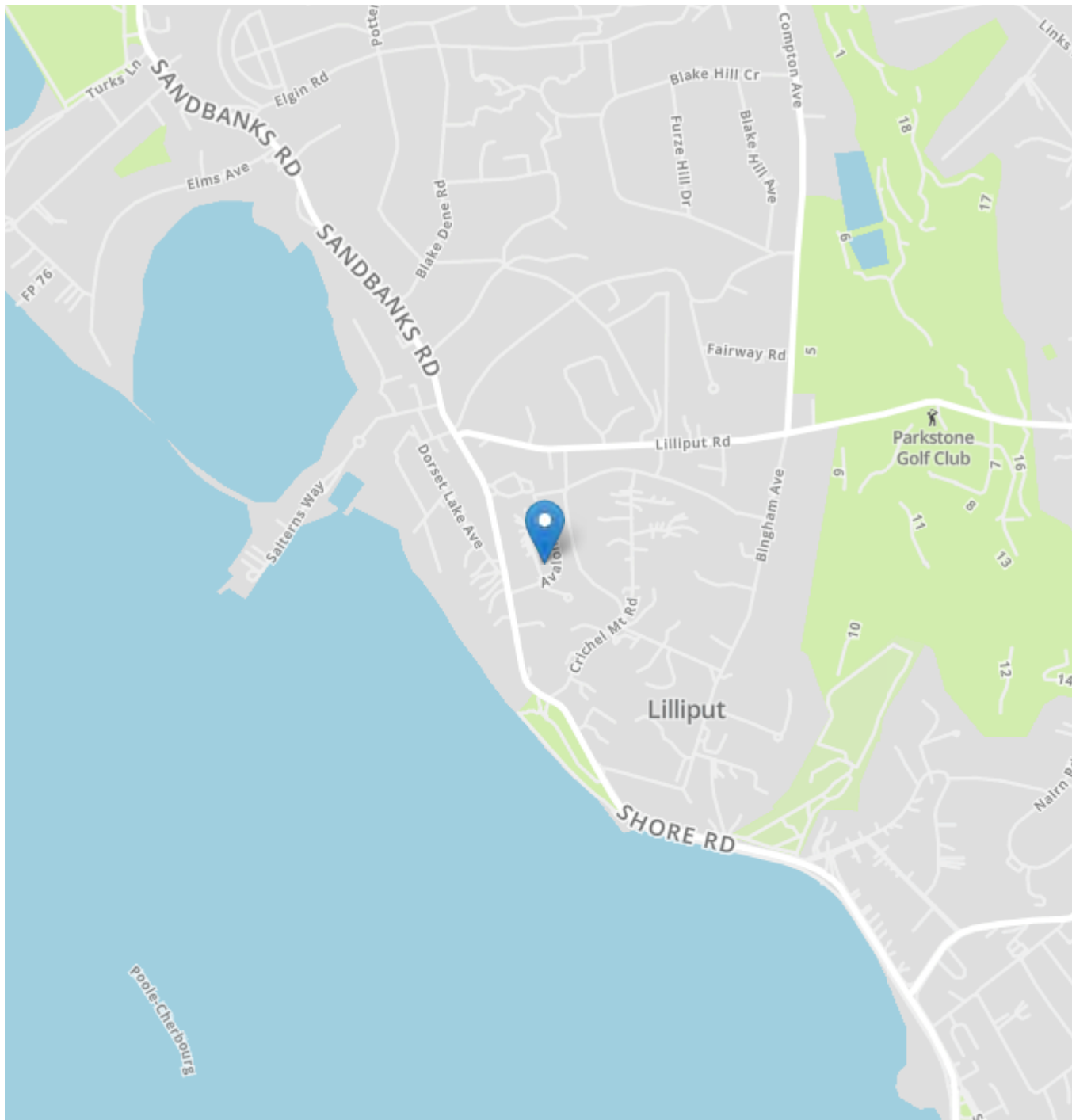


## About Mays

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+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 72      | 76                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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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