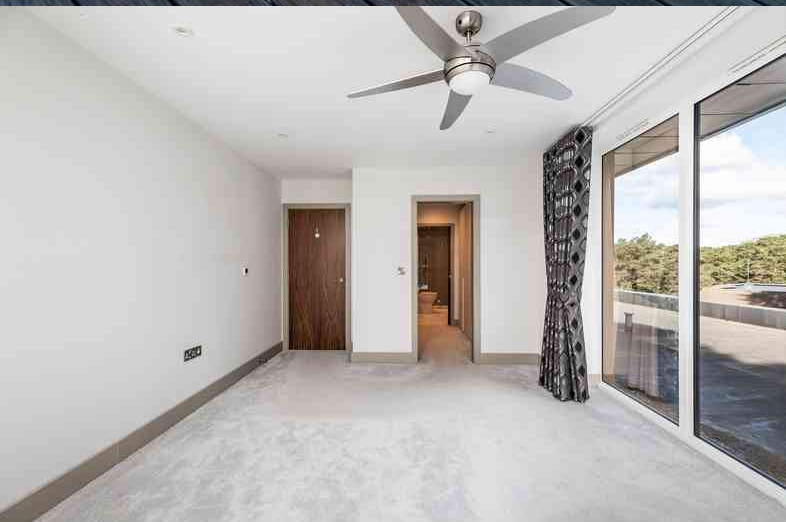


# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



CROSTREES APARTMENT 9, 78 LILLIPUT ROAD,  
CANFORD CLIFFS, POOLE, DORSET, BH14 8FR





## ABOUT THIS PROPERTY

£1,095,000

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Penthouse apartment

Spanning 1918 sq ft of accommodation

Three bedrooms, three bathrooms

Imposing open-plan kitchen / living / dining room

Separate utility room

Large sun terrace

Two underground parking spaces

Prestigious development with views towards Parkstone Golf Course

Council Band G: £3,129.03

Maintenance £3241.64 P/A

Leasehold

[Click here for virtual tour](#)

A stunning three double bedroom Penthouse apartment positioned within the landmark development, Crosstrees. Enjoying sylvan views towards Parkstone Golf Course from a westerly aspect terrace, plus secure underground parking for two vehicles and a private lock up store.

Built within the last 5 years, Crosstrees is a luxury development of apartments all finished to an exacting high standard. Offered for sale is an extremely spacious 3 double bedroom Penthouse apartment. The main bedroom suite has a walk-through dressing area and beautifully appointed luxury en suite. The remaining two bedrooms, one of which also has an ensuite bathroom, have fitted bedroom furnishings. The heart of the apartment is the spacious open plan living space which is easily zoned for kitchen, dining and living, leading to the westerly facing terrace with a glazed balustrade ideal for dining and sunbathing. The kitchen has a range of bespoke fitted units, complemented by quartz stone worktops and a separate island with extending breakfast bar plus various integrated appliances. The apartment benefits from underfloor heating throughout, Porcellanosa sanitary ware and tiles to the kitchen. This penthouse has two secure spaces in the underground garage as well as a large lockable store. With it's close proximity to Parkstone Golf Course and local leisure and sporting amenities, it makes this an extremely popular place to live or have as a second home.

## LOCATION

Located in an elevated position enjoying distant views over Parkstone golf course, this landmark development is located half way between the villages of Canford Cliffs and Lilliput, which between them offer a range of café's, restaurants and convenient stores. The train stations at Branksome and Parkstone offer a direct line into London Waterloo in approximately two hours and for the water sports enthusiast Sandbanks offers a wide selection of water based activities and award winning sandy beaches.







## Second Floor (Penthouse) Apartment 9

178.2 sqm  
1918 sq.ft

### Dimensions

Living Area / Kitchen  
7.8 m x 8.4 m  
26 ft x 28 ft

Master Bedroom  
8.1 m x 3.5 m  
27 ft x 12 ft

En-suite  
3.2 m x 2.2 m  
11 ft x 7 ft

Second Bedroom  
7.4 m x 3.9 m  
25 ft x 13 ft

En-suite  
1.5 m x 2.2 m  
5 ft x 7 ft

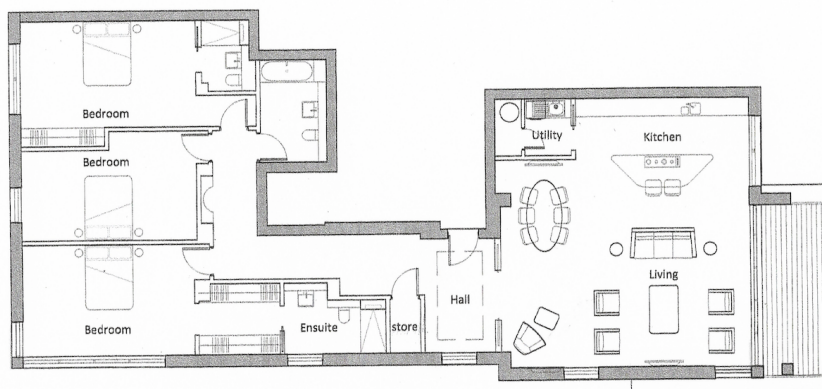
Third Bedroom  
5.5 m x 3.4 m  
19 ft x 11 ft

Bathroom  
2.1 m x 3.2 m  
7 ft x 11 ft

Utility Room  
2.4 m x 1.8 m  
8 ft x 6 ft

Closet  
1.0 m x 1.7 m  
3 ft x 6 ft

Hall  
8.8 m x 3.6 m  
30 ft x 12 ft



### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	<b>85</b>	<b>85</b>
(69 to 80) <b>C</b>		
(56 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		

England, Wales & N.Ireland

EU Directive  
2002/91/EC

M:07709 111 797 | O:01202 747999

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