

**Flat 17 Churchill Lodge,  
234 Sandbanks Road, Poole BH14 8HA**

**£295,000 Leasehold**





## Property Summary

A spacious well presented two double bedroom two bathroom apartment in an exclusive retirement development for the over 60's. Ready for immediate occupation.



## Key Features

- Two double bedrooms
- Lounge/dining room
- Sea glimpses from Juliet balcony
- Bathroom & en-suite shower room
- Residents lounge
- Communal gardens
- Residents and guest car parking
- UPVC double glazing
- Economy 10 electricity and heating
- 24 hour care line



## About the Property

This nicely presented retirement apartment has a lot to offer. It is approached via the ground floor which provides access via the main entrance without the need to use the lift. The apartment is positioned at the rear of the development with first floor views of the garden and sea glimpses.

The private entrance door leads to a spacious hallway with three useful built in cupboards, one of which provides plumbing for a washing machine.

A particular feature of this apartment is the generous lounge/dining room with a Juliet balcony overlooking the garden and glimpses of the sea. The lounge is complimented by an electric retrofit fireplace.

The kitchen incorporates an array of built-in wall and base units with work surfaces over. There are integrated appliances including an Electrolux oven, hob with extractor hood over & fridge freezer.

The main bedroom presents with plenty of wardrobe storage and views over the communal garden. The second bedroom is also complemented by the same garden outlook.

There is a fully tiled bathroom located off the hallway as well as en-suite shower room to bedroom one.

The Lodge facilities include residents parking, a large owner's lounge for socializing with an adjoining kitchen and double guest room complete with en-suite facilities, which is available to book for visiting guests of the residents. There is an onsite Lodge Manager and each apartment benefits from a 24 hour careline.

Service charge: £3,702.10 per annum - to include all water charges, building insurance, external window cleaning, garden and building maintenance.

Ground rent: £725.32 per annum

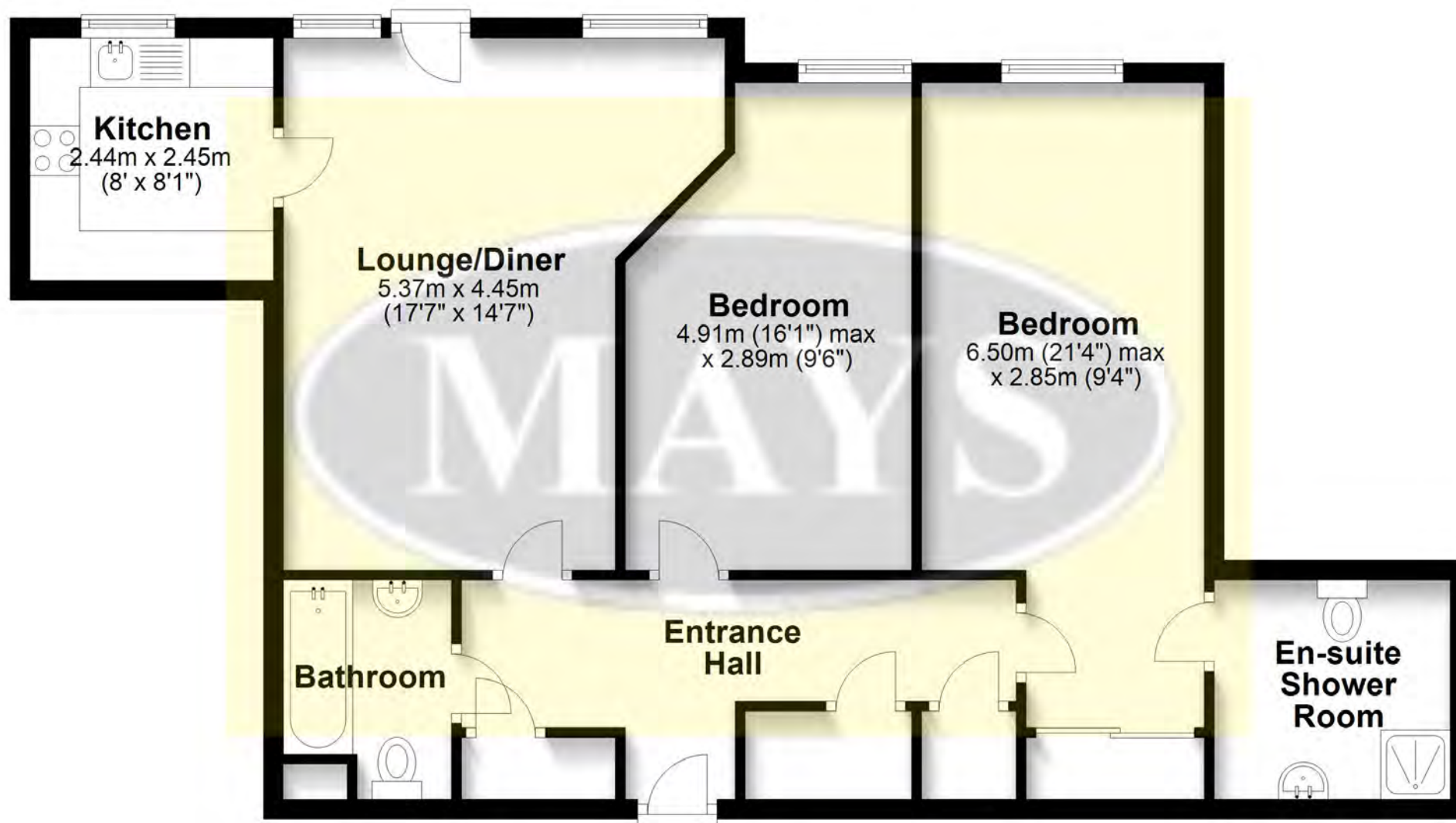
Council Tax band: D

Leasehold – 125 years from 2007



## Ground Floor

Approx. 80.8 sq. metres (869.6 sq. feet)



Total area: approx. 80.8 sq. metres (869.6 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

Churchill Lodge is situated within a short walk to Salterns Marina and a variety of shops including a Tesco Express and Co-operative petrol station, Thai restaurant and take away, hairdressers, coffee shops and patisseries, and also surf and bike shops. There is also a nearby doctors' surgery and chemist, along with convenient bus stops.

Lilliput village is located approximately a mile from the award winning beaches at Sandbanks and 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 close by.

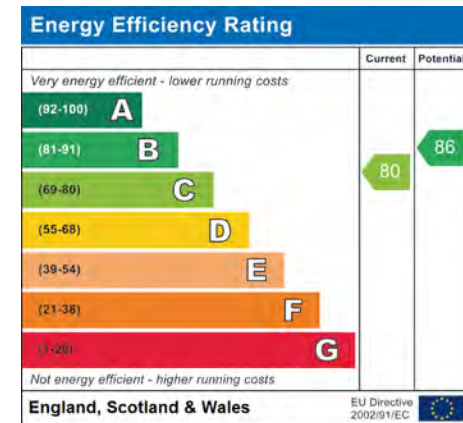
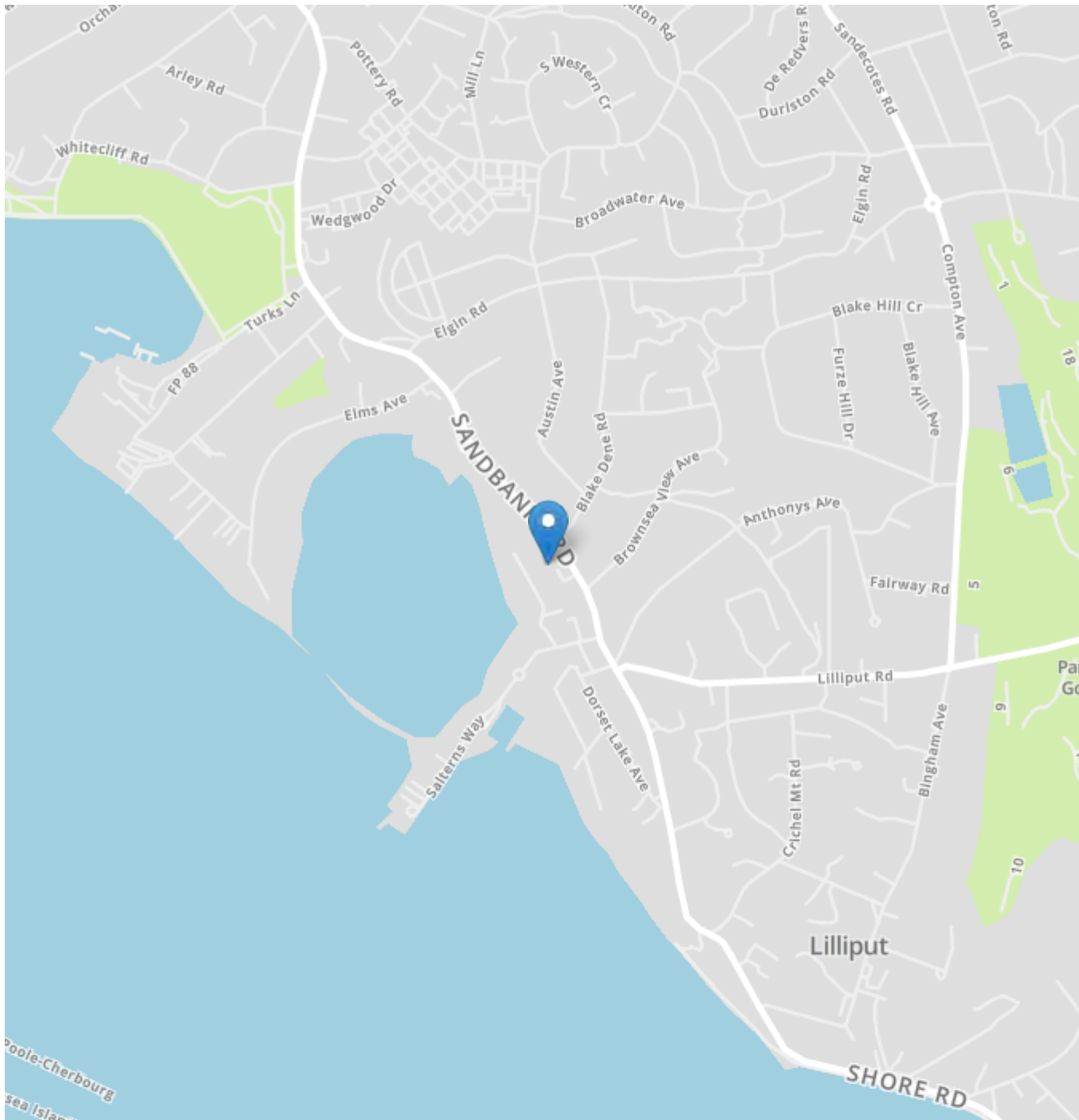


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Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to bring people and property Together, after all it's what we've been doing so well for nearly 30 years.



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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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