

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



FLAT 7, 36 SALTERNS POINT, SALTERNS WAY,
POOLE, DORSET, BH14 8LN



ABOUT THIS PROPERTY

£ 8 4 5 , 0 0 0

3 Double bedrooms

Second floor apartment

Stunning harbour views

Open Plan Kitchen living room

Ensuite to the master

South facing balcony

Family bathroom

Use of the beach adjoining the Blue lagoon

Council Tax Band: G £2798

TBC Approximately £3,000 P/A plus £1,000 paid into the sinking fund.

Leasehold

[Click here for virtual tour](#)

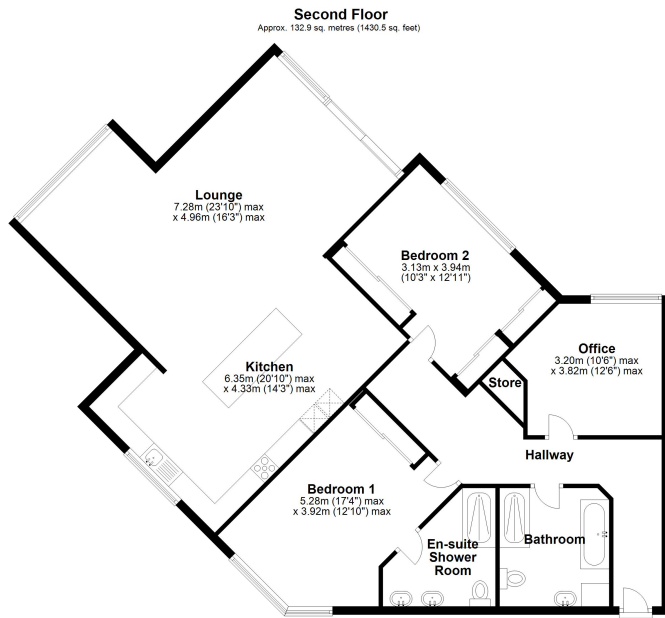
A stunning and beautifully appointed 3 double bedroom, second floor apartment, affording far reaching views over Poole harbour towards Sandbanks peninsula. This spacious apartment is located an exclusive block in the heart of Salterns Marina with secure access to beach adjoining the blue lagoon. No forward chain.

On entering the apartment, a striking feature wall and beautiful porcelain tiles greet you which feature throughout the entrance hall and kitchen. On the right hand side are two double bedrooms which enjoy a southerly aspect and stunning views over the harbour towards Sandbanks. These bedrooms share the opulent family bathroom. The master suite has a range of fitted wardrobes, and walk in wet room which boasts westerly views over the blue lagoon. The open plan kitchen/living room is flooded with light due to its triple aspect. The kitchen has been designed for those who enjoy cooking with a range of Miele appliances including an integrated coffee machine as well as an extensive range of cupboards with integrated pull out storage complimented by a sparkling quartz work top. The centre feature island/breakfast bar cleverly divides the kitchen from the dining area and living room, creating a great entertaining space. From the living room, sliding doors lead onto the wrap around balcony with panoramic views over the marina, extending across the harbour towards Brownsea island. Outside, residents have access via a secure gate to the beach which divides the blue lagoon from Poole harbour. Underground is an allocated parking space with direct access to the impressive entrance lobby with floor to ceiling glass doors. The Communal entrance hall and lobby have recently been refurbished to a high standard with additional works planned for the exterior of the block. Please note that Salterns hotel has been demolished since the photographs were taken and there is an approved application for a new hotel and apartments. The full application (APP/15/00875/F) can be viewed online at poole.gov.uk/planningapplications.

LOCATION

Located at the end of the prestigious Salterns Marina, this apartment is in prime position, with fantastic views and access to a private beach. The local village of Lilliput is only a few hundred meters away, featuring a number of amenities including Cafes, restaurants and a choice of mini super markets. The village of Canford Cliffs is within half a mile as is the centre of Ashley Cross with its train station offering a direct line into London Waterloo in under 2 hours.





Total area: approx. 132.9 sq. metres (1430.5 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 (Tel: 01202 556006). Plan produced using PlanUp.

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