

Apartment 9 Crosstrees, 80 Lilliput Road,  
Lilliput,  
Poole, BH14 8FS



A stylish and immaculately presented three double bedroom, three bathroom modern penthouse apartment extending to 2,155 sq ft and situated in close proximity to Parkstone Golf Club, Canford Cliffs and central Lilliput.

£1,095,000











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## Situation & Description

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, a patisserie, Thai restaurant and take away, hairdressers, surf and bike shops.

There is also a doctors' surgery and chemist, along with 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 close by.

Crosstrees is a highly regarded development built in 2018 adjacent to the prestigious Parkstone Golf Club and comprises four individual blocks, each with 9 luxury apartments offering a unique mix of architectural styles.

This exceptional penthouse is beautifully presented throughout and is nestled amongst treetops, extending to an impressive 2,155 sq ft.

The grand entrance hall is flooded with natural light via a feature lightwell and has all principal rooms leading off.

The open plan modern kitchen lifestyle space is a key feature with defined kitchen, living and dining areas, benefitting from a large private sun terrace accessed via French doors.

The kitchen features stone tops, a full complement of integrated appliances and a centre peninsula island, perfect for entertaining.

There are three double bedrooms and three bathrooms, with the spacious master suite a real feature offering a dedicated snug lounge seating area with open treetop views and a luxury en suite bath/shower room.

The full specification includes under floor gas fired central heating, separate utility room and store, and modern character details throughout thanks to high ceilings and feature eaves.

Externally, the apartment is conveyed with two secure parking spaces in the underground garage as well as a lockable store.

The location of Crosstrees is highly desirable as it is in close proximity to Parkstone Golf Club and the Marina, and also local amenities which are all within easy reach.

Lease details –

Leasehold: 250 years from 25/03/2016

Management agents: Rebbeck Brothers

Maintenance charges:

Block charge - £705.22 per quarter

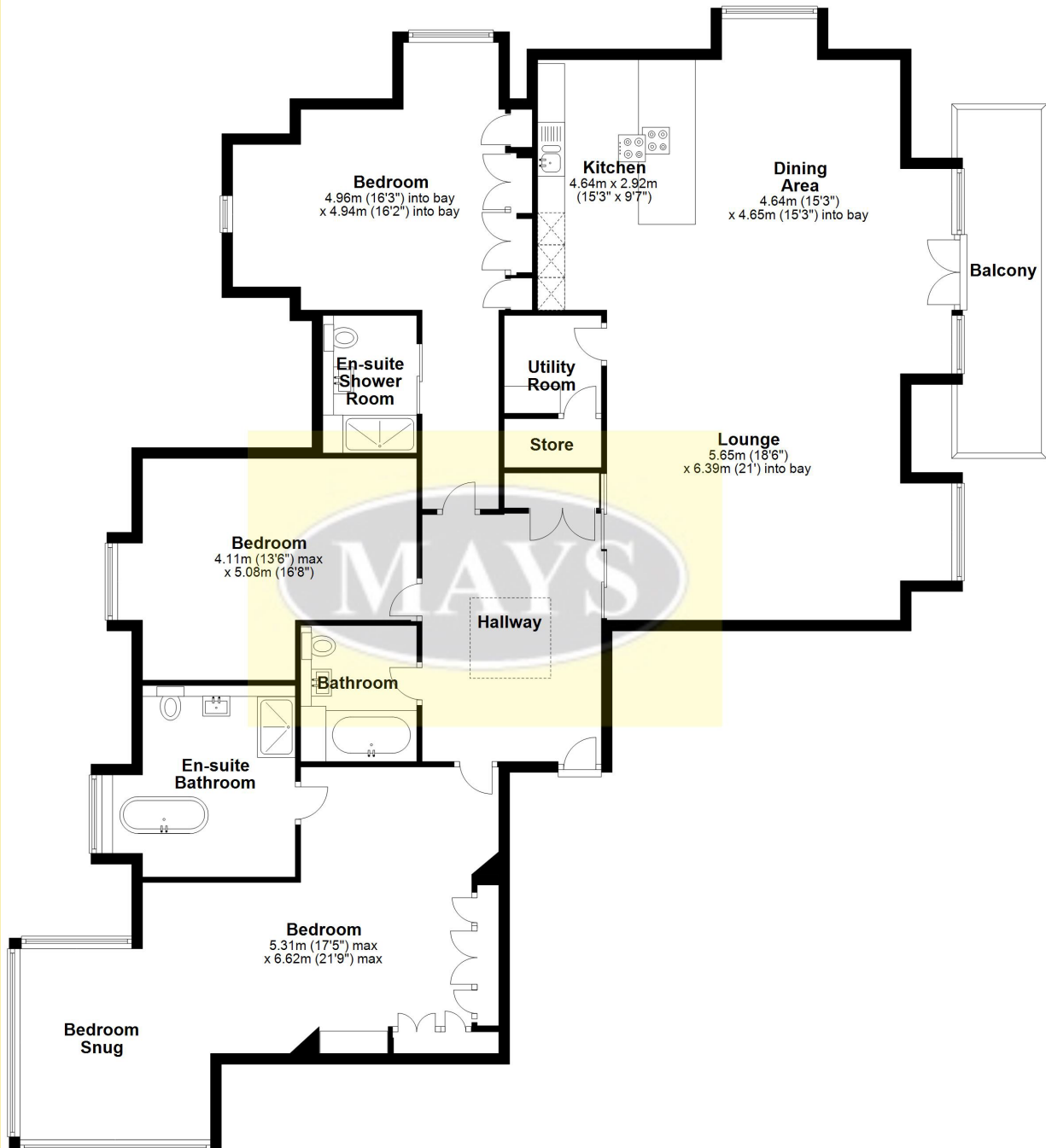
Estate charge - £216.50 per quarter

Ground rent - £350 per annum

- Highly desired development
- Built in 2018
- Extends to 2,155 sq ft
- Open plan lifestyle living space
- Luxury kitchen with peninsula island
- Private sun terrace
- Beautiful interior
- Three double bedrooms and three bathrooms
- Two underground parking spaces
- No forward chain

## Floor Plan

Approx. 200.2 sq. metres (2155.3 sq. feet)



Total area: approx. 200.2 sq. metres (2155.3 sq. feet)

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Plan produced using PlanUp.













Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### 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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