

Heathside Court,  
28 Avalon, Lilliput, Dorset, BH14 8HT  
Guide Price £650,000 Share of Freehold

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## Property Summary

An outstanding newly renovated three double bedroom first floor apartment in desirable central Lilliput, with a spacious balcony, private garage and residents parking, in close proximity to Evening Hill viewpoint.



## Key Features

- Immaculate first floor apartment
- Highly desirable Lilliput location
- In close proximity to Evening Hill viewpoint
- Spacious lounge/dining room
- Quality fitted kitchen/breakfast room
- South/West facing balcony terrace
- Three double bedrooms
- Two luxury bath/shower rooms
- Well maintained communal gardens
- Private garage and residents parking



## About the Property

Offered for sale with no forward chain and set in beautiful grounds moments from Evening Hill viewpoint, sits Heathside Court, a beautifully refurbished, three double bedroom first floor apartment.

This stunning home is situated on the first floor and is approached via a secure entry phone system and lift.

On entry, a private lobby leads to a reception hall with excellent built-in storage and a modern cloakroom.

A real feature of this apartment is the spacious dual aspect lounge/dining room with concealed pelmet lighting and glass sliding doors onto a southwest facing decked balcony terrace, perfect for entertaining.

A stylish separate kitchen/breakfast room offers an additional living space with quality integrated appliances. Three double bedrooms and two luxury bathrooms - one being en-suite to the main bedroom - completes the accommodation.

Externally, the communal grounds have been beautifully maintained with manicured lawns, beds and borders.

The apartment also has the benefit of a private garage with electric door and use of residents parking.

Tenure; Share of Freehold

Maintenance charge: £2024 pa

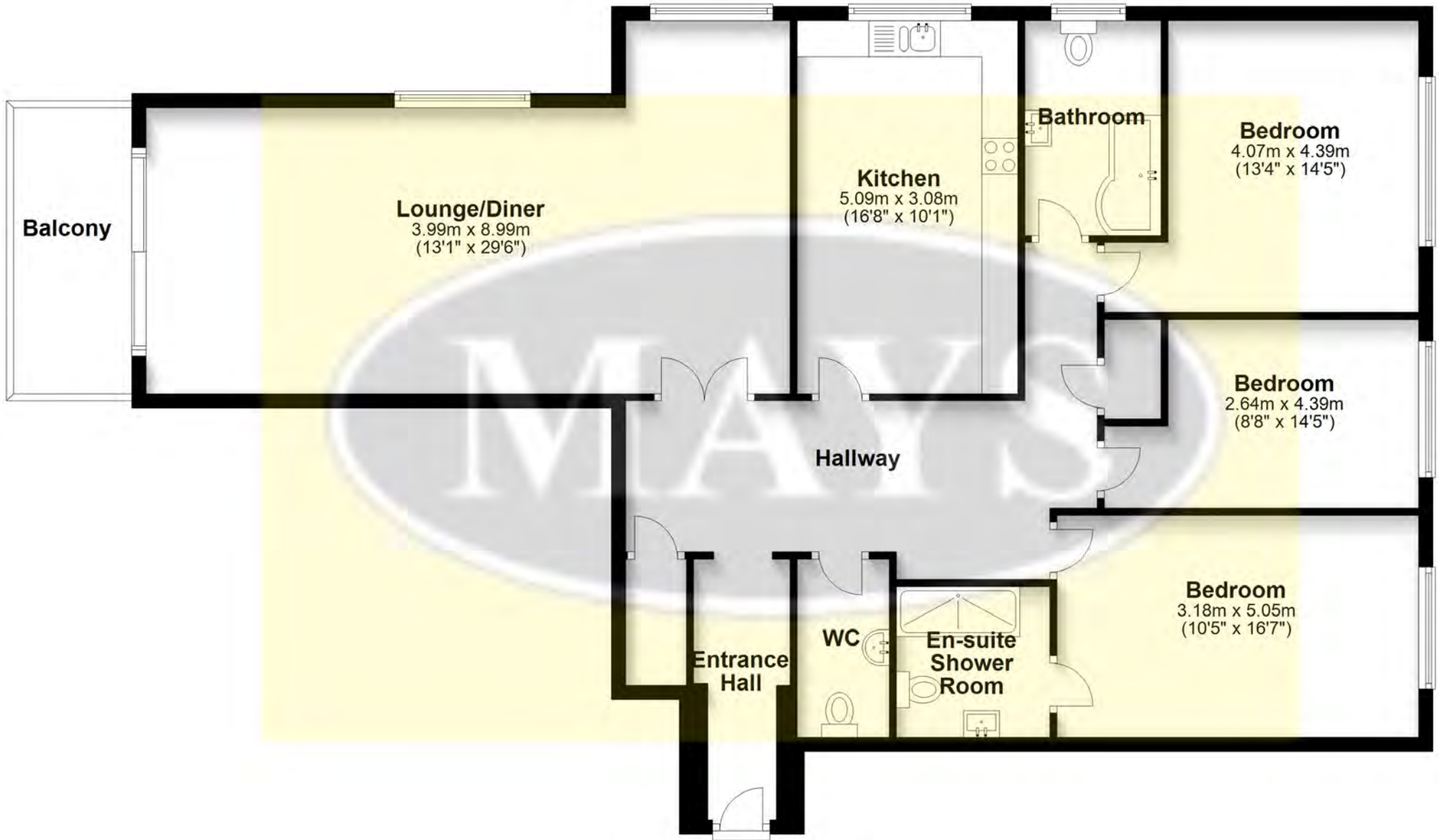
Holiday lets not allowed

Council Tax Band F



## First Floor

Approx. 138.0 sq. metres (1485.8 sq. feet)



Total area: approx. 138.0 sq. metres (1485.8 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 and Co-operative petrol station, 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. 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.

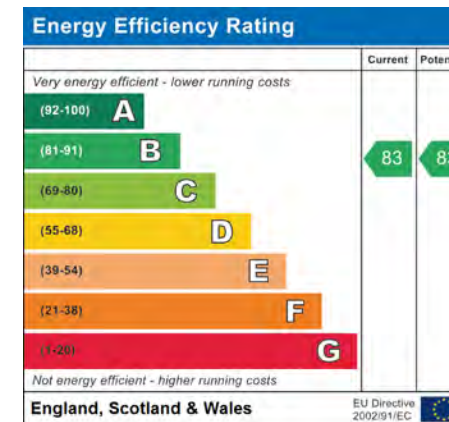
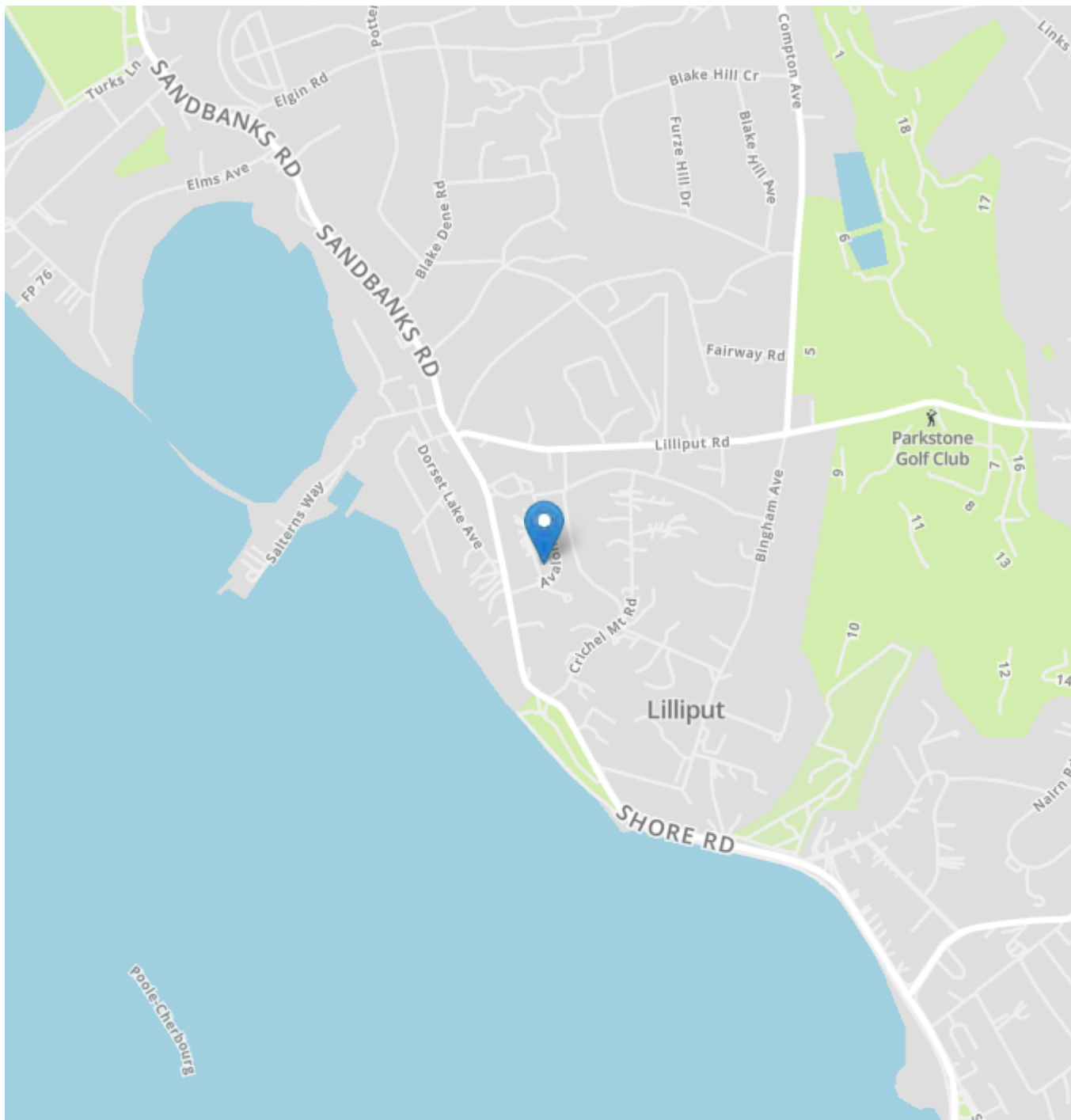


## About Mays

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.



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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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