

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
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FLAT 6 CROSS TREES, 78 LILLIPUT ROAD,
POOLE, DORSET, BH14 8FR



ABOUT THIS PROPERTY

£ 4 3 0 , 0 0 0

Open Plan Kitchen living room

Two double bedrooms

Two ensuites

Bespoke Kitchen and Bathrooms

Secure underground parking

10 minute walk to Canford Cliffs Village

West facing balcony

Views towards Parkstone golf course

Band F £2425

Quarterly Service Charges
£391.26

Annual Ground Rent
£350.00

Leasehold

An immaculately presented two double bedroom first floor apartment, offering contemporary open plan accommodation in this prestigious recently built development. The property benefits from an ensuite to the master bedroom, utility cupboard, westerly facing balcony and secure underground parking space. The property is currently tenanted with an income of £1550 pcm

A communal staircase and lift lead to the first floor. The property is presented as new with stunning walnut flooring throughout the main living room, which is accessed via double doors from the hallway. The Open Plan kitchen living space has been well designed, with the kitchen being cleverly divided from the living space with an attractive quartz breakfast bar. The modern kitchen boasts a range of integral stainless steel appliances. From the living space sliding doors lead to the balcony which enjoys westerly aspect and views towards Parkstone golf course. The master bedroom enjoys similar views and a luxury ensuite shower room. The second double bedroom is also ensuite. A large double utility cupboard provides useful storage and houses the washing machine and tumble dryer. The property has a secure underground parking space.

LOCATION

Located in an elevated position enjoying stunning views over Parkstone golf course, this new development is located halfway between the villages of Canford cliffs and Lilliput, which between them offer a range of café's restaurants and many supermarkets. The train stations at Branksome and Ashley Cross offer a direct line into London Waterloo in approximately two hours.



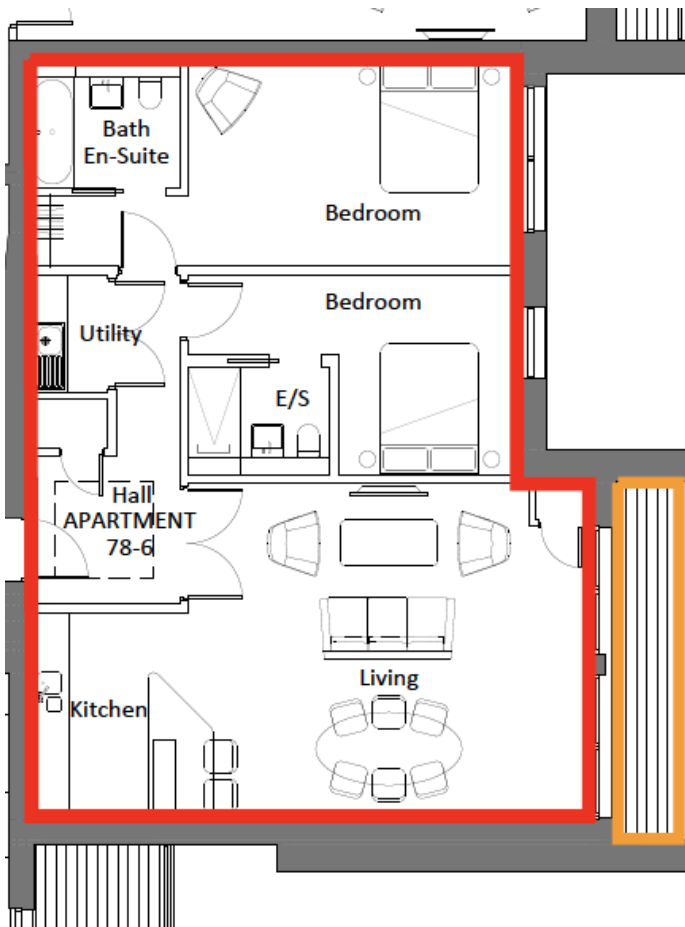
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