

The Patchins,  
331 Sandbanks Road, Lilliput,  
Poole, BH14 8HZ



A well-presented and spacious two bedroom ground floor apartment with private terrace and garage in a sought after location close to Evening Hill and central Lilliput amenities.

£415,000 Share of Freehold







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## Situation and 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, off license, 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.

The Patchins is a purpose-built development comprising twelve apartments set within generous communal grounds in a prime location close to Lilliput's central amenities including Salterns Marina and nearby Evening Hill providing spectacular views of Poole harbour.

Apartment 2 is located on the ground floor offering well-presented and spacious accommodation enjoying a west facing terrace and partial seasonal glimpses of Poole Harbour.

The apartment is approached via a communal entrance hall with a private storage cupboard. On entering the apartment, you have a reception hall with entry phone system and built-in cloaks storage cupboard.

The main living room has patio doors opening directly onto a private west facing patio terrace with steps leading down to the attractive communal gardens.

The kitchen dining room offers a modern range of shaker style fitted units with built-in oven, hob, dishwasher and space for further appliances.

The main bedroom with fitted wardrobes benefits from a fully tiled en-suite shower room. The second double bedroom with fitted wardrobes is served by a separate fully tiled bathroom.

The apartment is also conveyed with a private garage in a separate block with additional resident and guest parking located to the rear of the development.

Tenure: Share of Freehold.

Maintenance Charge: £2,100 per annum.

Management Company: Foxes Property Management 01202 299099

No holiday lets permitted.

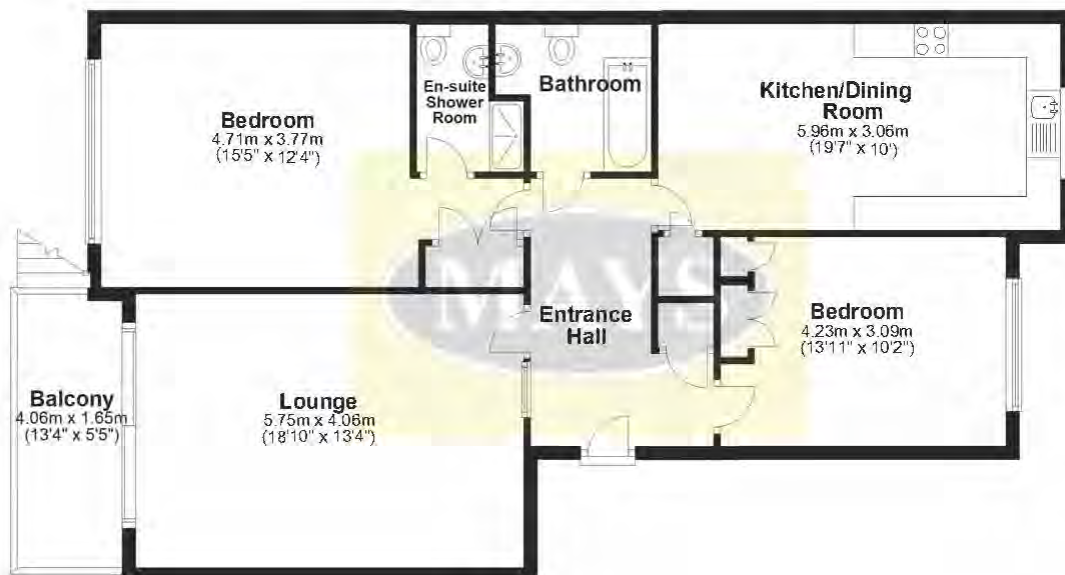
No pets allowed.

Council Tax Band E

- Ground floor apartment
- Spacious living room
- Large kitchen dining room
- Two double bedrooms
- En-suite shower room
- Separate bathroom
- West facing patio terrace
- Private garage

### Ground Floor

Approx. 101.5 sq. metres (1092.5 sq. feet)



Total area: approx. 101.5 sq. metres (1092.5 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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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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