

Dornoch
8 Compton Avenue, Lilliput BH14 8ED
Offers in excess of £425,000 Share of Freehold

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ESTATE AGENTS





Property Summary

An impressive and immaculately presented two double bedroom, two bathroom modern first floor apartment with secure underground parking in a desirable residential location close to central Lilliput.



Key Features

- Communal entrance with lift and stairs to the first floor
- Large reception hallway with storage
- Feature kitchen/lifestyle room
- Two generous double bedrooms
- Two ensuite shower/bathrooms & a separate guest WC
- Underfloor heating throughout
- Private balcony with tree top views
- Allocated parking
- Highly desirable location backing directly onto Parkstone Golf Course
- No forward chain



About the Property

An impressive and immaculately presented two double bedroom, two bathroom modern first floor apartment with secure underground parking in a desirable residential location close to central Lilliput.

Dornoch forms part of a small development of luxury apartments conveniently located in a desirable residential location, backing onto Parkstone Golf Course within easy reach of both Lilliput and Canford Cliffs village.

This stylish apartment is located on the first floor at the rear of the development and is approached via a well-kept communal entrance with a lift to the underground parking and the apartment. A private lobby gives way to the reception hall, a generous storage cupboard, a video entry system and an adjoining fully tiled guest cloakroom.

The open plan kitchen/lifestyle space offers a fantastic social hub with elevated treetop views and a dual aspect, encompassing a fully equipped contemporary kitchen with breakfast bar, dining capabilities with feature bay window and a perfect sized lounge area with space for soft seating. A separate door leads from the kitchen area to a useful utility room.

Stylish French doors separate the living and bedroom accommodation.

The sizeable main bedroom has ample space for wardrobes and enjoys a fully tiled and luxuriously appointed en-suite bathroom, double doors provide direct access out to a private balcony terrace. The second double bedroom also benefits from a luxury fully tiled en-suite shower room.

Externally, the development is set within beautifully established and well-tended communal grounds, with additional residents and guest parking accessed from Lilliput Road. The apartment is conveyed with one allocated parking space in the secure underground parking area. There is also an additional communal bike storeroom.

Tenure: Share of Freehold

Management company: Burns Hamilton

Maintenance Charge: Approx £1100 payable bi-annually (£2200 per annum)

Council Tax Band: D

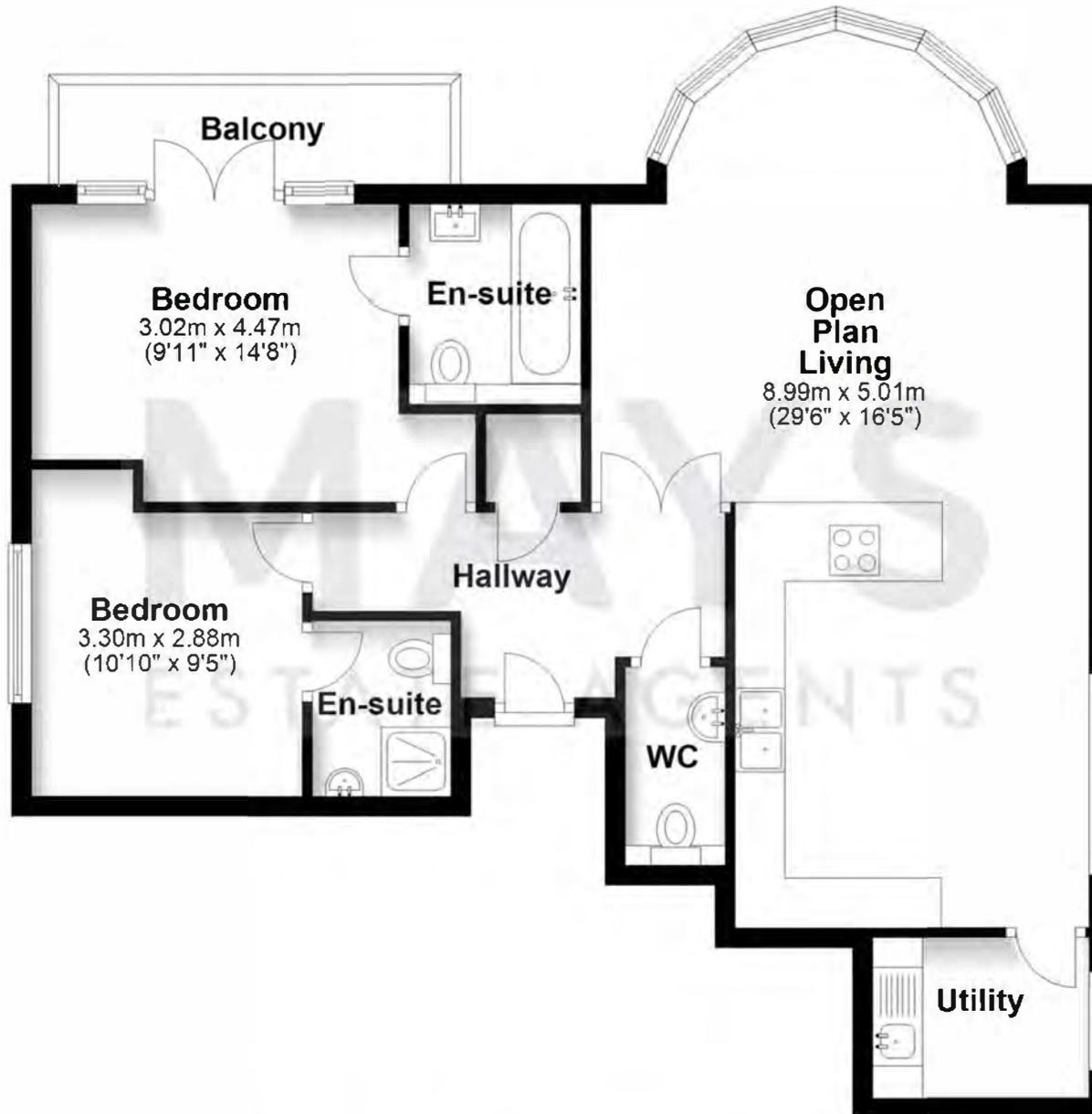
No Airbnb or holiday lets permitted. No pets permitted.

Broadband & Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme - DO3138



First Floor



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.



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, 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.

The Sandbanks Peninsula offers the chain ferry to Studland as well as miles of National Heritage Coastline and the Purbeck hills with fantastic walking and cycling trails.

Transport communications are excellent as the mainline railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

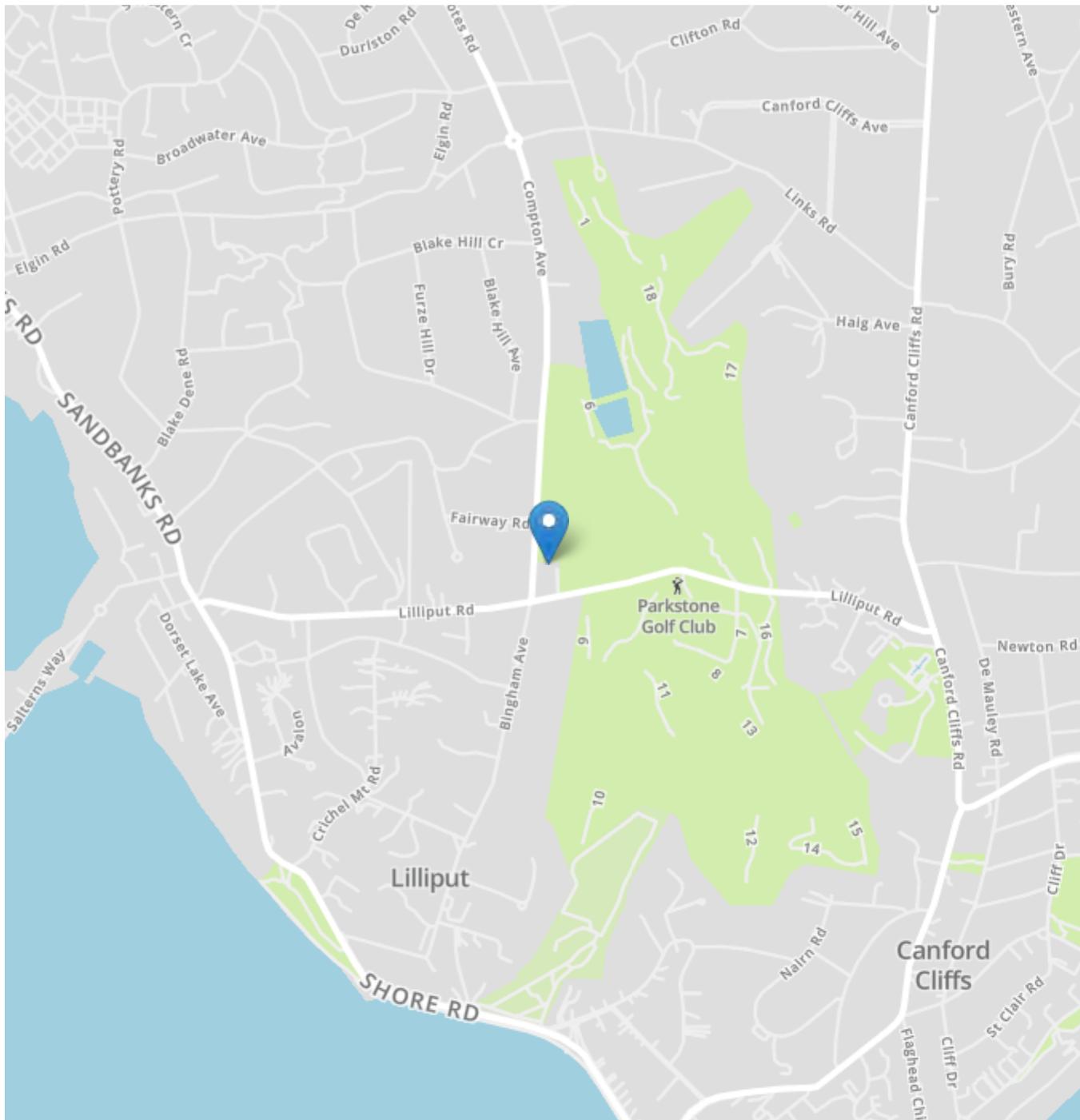


About Mays

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

IMPORTANT NOTICE

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.
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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