

Churchill Lodge 234 Sandbanks Road, Lilliput BH14 8HA  
Guide Price £285,000 Leasehold

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ESTATE AGENTS





## Property Summary

With a superb positioning overlooking beautifully landscaped communal gardens, this well-presented raised ground floor two double bedroom modern retirement apartment benefits from a private corner positioning and level access. The property also boasts a modern fitted kitchen and contemporary shower room and there are even glimpses of Poole Harbour through the trees.



## Key Features

- Raised ground-floor entrance level retirement apartment
- Generous private hallway and storage provision
- Large living/dining room with Juliet balcony
- Southerly aspect with views over mature landscaped gardens
- Modern fitted kitchen with appliances
- Contemporary shower room
- Residents lounge and guest accommodation
- On-site Manager and 24hr careline
- Close to shops and local amenities
- No forward chain



## About the Property

With a convenient location moments from a small supermarket, an award-winning bakery, hairdressers and the open water of Poole Harbour, the exclusive development of Churchill Lodge presents residents with modern living and a sense of privacy, whilst offering the reassurance of support and community.

What really stands out about this apartment is the positioning within the development. The property has a level approach at entrance level and is situated in the far corner of the development, which means there are no neighbouring properties on three sides. Not only does it have a sense of privacy, but there is also a sense of security as the apartment is located on the raised ground floor. The benefits of this are that you enjoy level access to your own front door, whilst to the rear you overlook the gardens which are at a lower level.

The accommodation itself is well thought out with a large living/dining room that has plentiful space to accommodate furniture for downsizers. The modern kitchen is sensibly located off the living/dining room and has integrated appliances and a window with leafy views.

The two bedrooms are comfortable doubles, one with built-in wardrobe, and windows overlooking the gardens. These are served by a contemporary shower room which has plenty of space to manoeuvre (originally, the bathroom had a full-size bath which was replaced in favour of a shower, but should a bath be preferred, this could be easily reinstated).

Churchill Lodge sits within manicured grounds and has generous resident and guest parking. The facilities also include a large owners' lounge with an adjoining kitchen where a range of events and activities are held and there is also a double guest room with ensuite facilities that is available to book for visiting guests or relatives.

Tenure: Leasehold 125 years from 2007

Service charge: Approx £3709 per annum - to include all water charges, building insurance, external window cleaning, garden and building maintenance.

Ground rent: Approx £725.32 per annum (tbc)

Council Tax Band: D (BCP Council)

Utilities: Mains Electricity, Gas, Water & Sewerage  
Broadband & Mobile Signal: Refer to Ofcom website

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### Ground Floor

Approx. 68.2 sq. metres (734.3 sq. feet)



Total area: approx. 68.2 sq. metres (734.3 sq. feet)



## About the Location

Churchill Lodge is an exclusive retirement development for the over 60's conveniently located in the heart of Lilliput, set within well-maintained communal grounds, incorporating resident and guest parking. There is an on-site Lodge Manager, Monday-Friday 9am-5pm and each apartment benefits from a 24 hour care line.

Lilliput is a highly desirable residential area situated between Poole Harbour and the prestigious Sandbanks peninsula. Lilliput village provides a convenient range of everyday amenities including cafés, restaurants, a bakery and local shops, creating a friendly community feel. Nearby Evening Hill viewpoint offers spectacular harbour views, while the beaches at Sandbanks are only a short drive or cycle away. With its strong community atmosphere and exceptional coastal location, Lilliput remains one of Poole's most sought-after places to live.

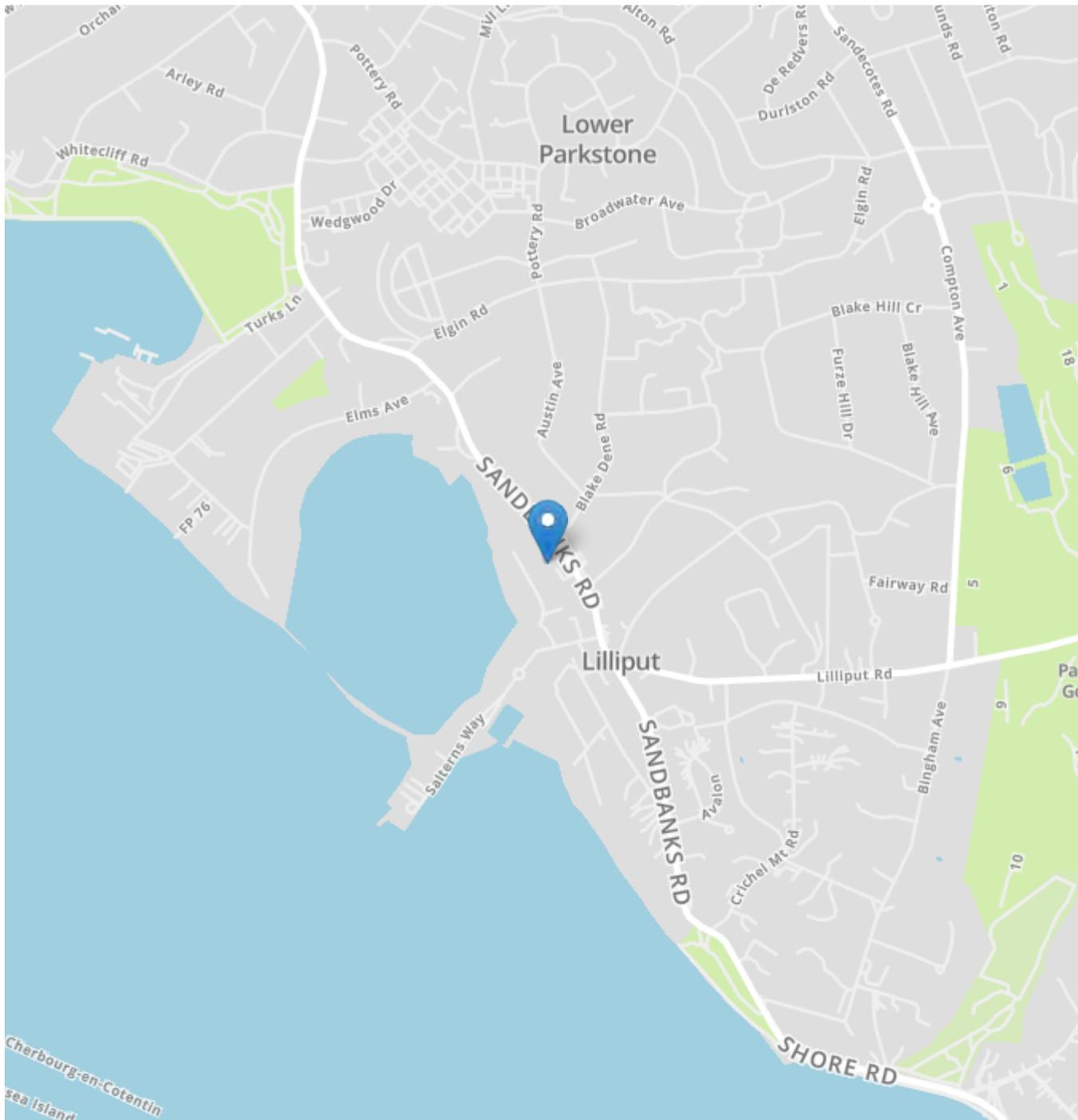


## About Mays

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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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