

Salterns Point,
36 Salterns Way,
Lilliput, Poole, BH14 8LN



A unique opportunity to acquire a spacious three double bedroom third floor apartment within Salterns Point, offering private beach access and stunning views of Poole Harbour, the Blue Lagoon and the Purbeck Hills beyond.

£875,000 Share of Freehold







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, 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.

Situated at the head of the ever popular Salterns Marina and only a short level walk from Lilliput, this well-presented three double bedroom third floor apartment offers private beach access and breath-taking views over Poole Harbour, the Blue Lagoon and the Purbeck Hills beyond.

The apartment has been tastefully decorated throughout with two modern bath/shower rooms and a well-equipped kitchen with French doors leading to a large dining area and lounge, all benefitting from breath-taking views.

The accommodation offers a multifunctional main living space with sliding patio doors to the wrap-around sun terrace with glass balustrade and enjoys commanding marina views.

The principal bedroom overlooks the Blue Lagoon and has fitted wardrobes and its own luxury en-suite bath and shower with contemporary sanitary ware.

Spectacular Poole harbour views can be seen from bedrooms two and three, and both offer built in wardrobes and are served by a modern family shower room via the hallway.

There is a secure underground parking space as well as a private lockable store room with additional visitors parking outside.

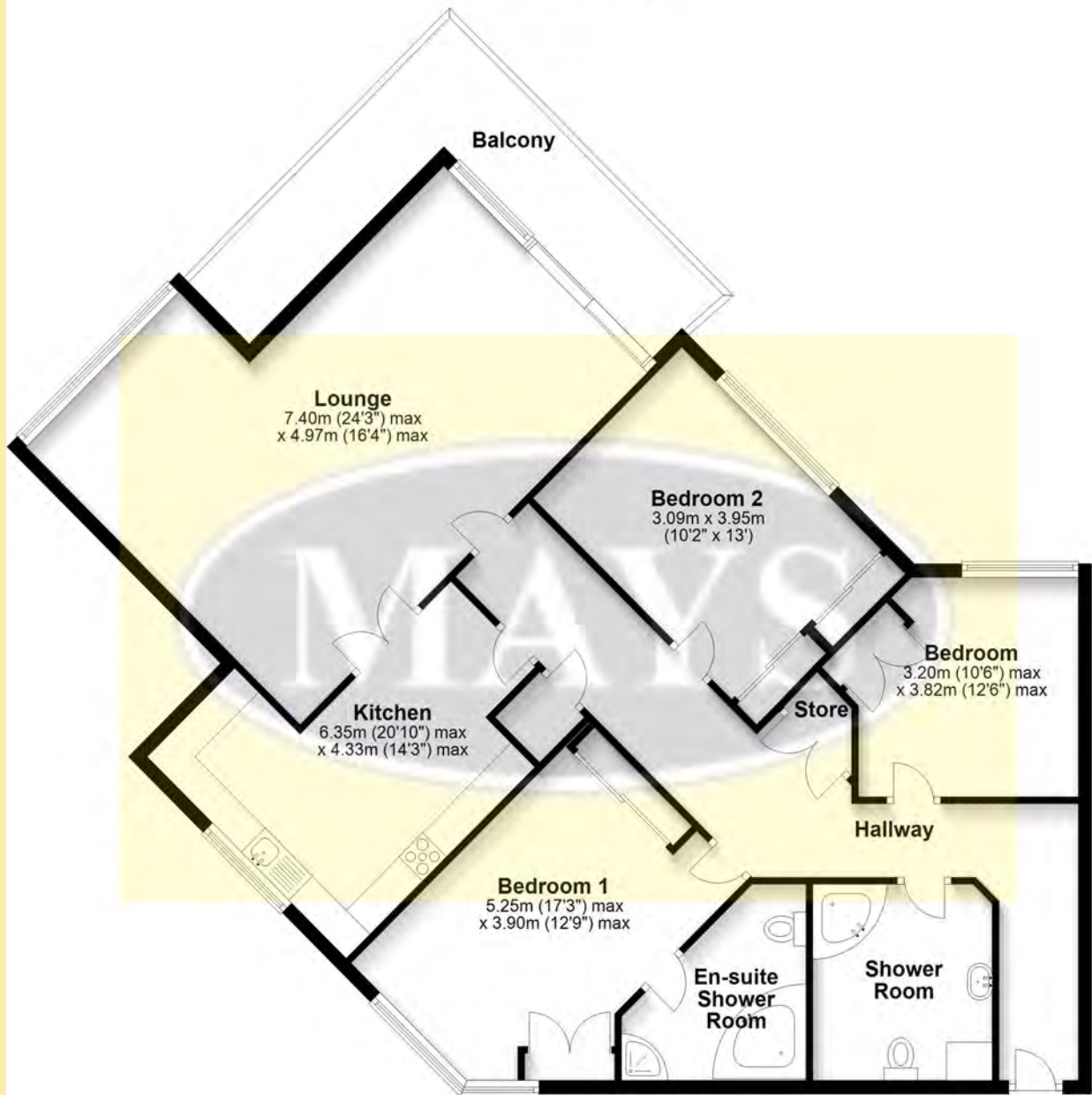
N.B. Salterns Marina may be redeveloped over the next few years which will only enhance the location of Salterns Point. Full plans can be found on the BCP website.

Management company; Rebbeck Brothers
Tenure; Share of Freehold
Maintenance charge (2022); £3,766.46
No holiday letting permitted
Pets allowed on license
Council Tax Band G

- Fantastic water & marina views
- Third floor apartment
- Southerly facing balcony
- Multifunctional living space
- Three double bedrooms
- Two modern bath/shower rooms
- Beach access adjoining the Blue Lagoon
- Walking distance to Lilliput amenities
- Lift serving all floors
- Secure underground parking & visitors parking

Third Floor

Approx. 132.1 sq. metres (1422.2 sq. feet)



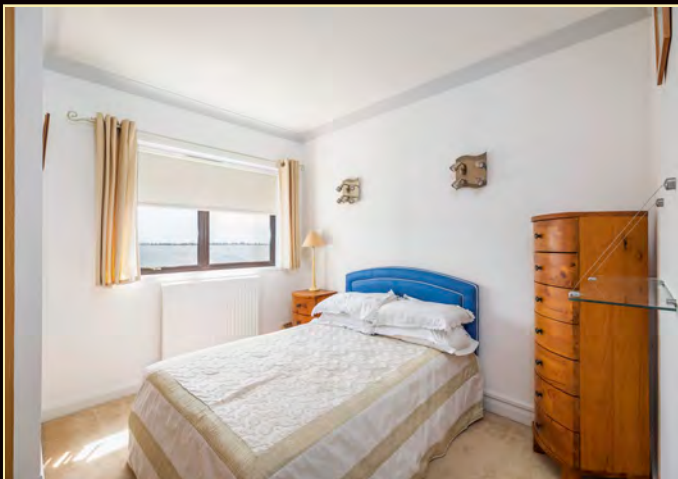
Total area: approx. 132.1 sq. metres (1422.2 sq. feet)

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 (Tel: 01202 556006)

Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	7B	
(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	

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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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