



Sandbanks Road, Poole BH14 8LJ



Property Summary

We are delighted to present this beautifully refurbished ground floor apartment available to rent in the highly sought-after area of Lilliput Village. Perfectly positioned just moments from local shops, Salterns Marina, cafes, and bars, this home offers a fantastic blend of coastal living and modern convenience. Set within a well-maintained block, the apartment benefits from access both via the front and rear.



Key Features

- Ground floor apartment
- Recently refurbished throughout
- Located in the heart of Lilliput Village
- Two double bedrooms
- Modern bathroom with walk-in shower
- Fully equipped kitchen with appliances
- Gas central heating
- Off-road parking space at the rear
- Access from both front and rear of the building
- Unfurnished



About the Property

Upon entering, you are greeted by a spacious and welcoming hallway. The kitchen has been fitted with free-standing appliances including an under-counter fridge, separate freezer, washing machine, dishwasher as well as integrated oven, hob, and boiler. A water softener is also installed. The bright and airy lounge offers plenty of living space, while both double bedrooms are generously sized. Bedroom one at the rear with built-in shelving, and bedroom two at the front of the property. The brand-new luxury bathroom has been finished to a high specification and features a large walk-in shower, toilet, sink, and heated towel rail.

Further benefits include gas central heating, modern décor, and one allocated off-road parking space at the rear of the property. This apartment is ideal for professionals or couples seeking a quiet yet central location, with all amenities on your doorstep. Regrettably, pets are not permitted. Viewing is highly recommended to fully appreciate the quality and comfort this home has to offer.

Council Tax Band: C

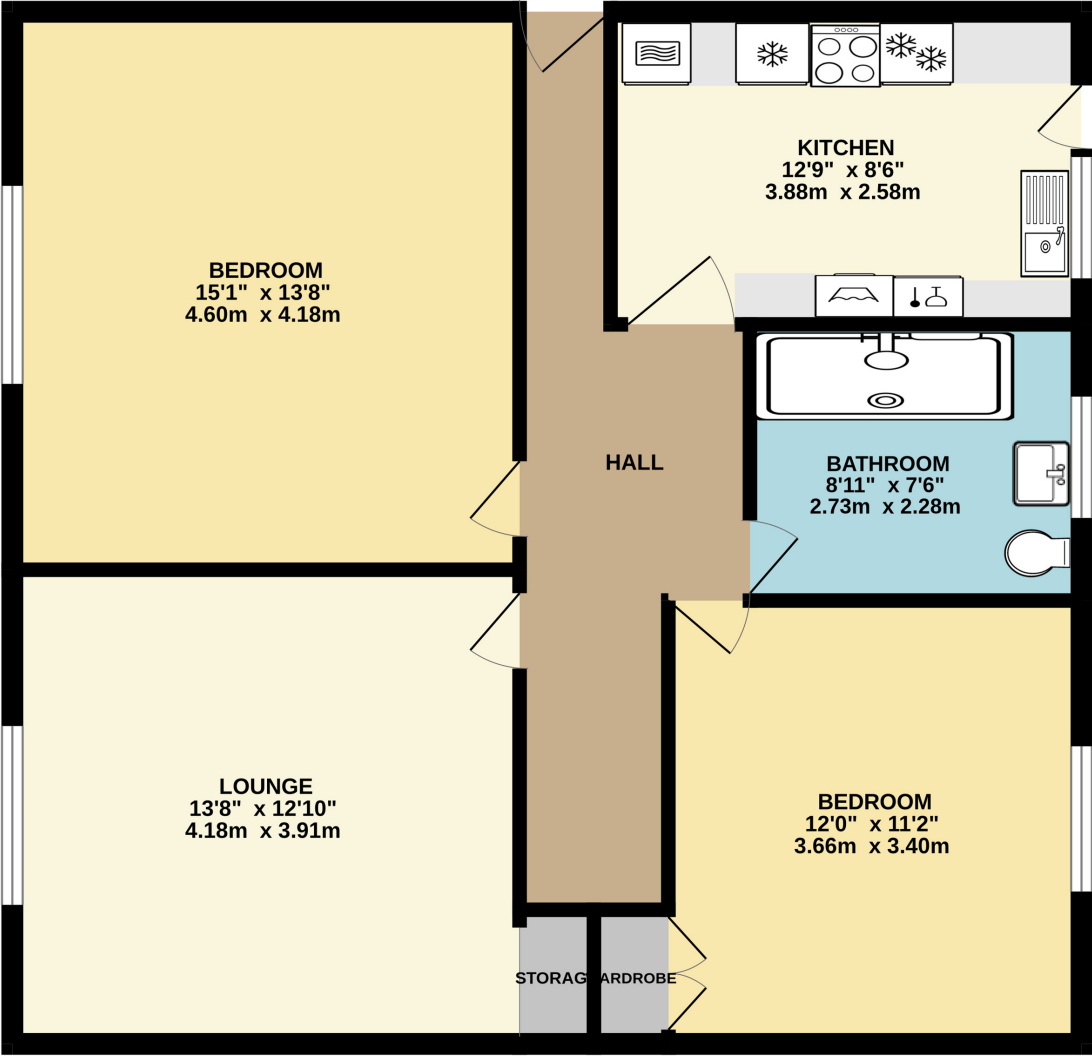
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GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

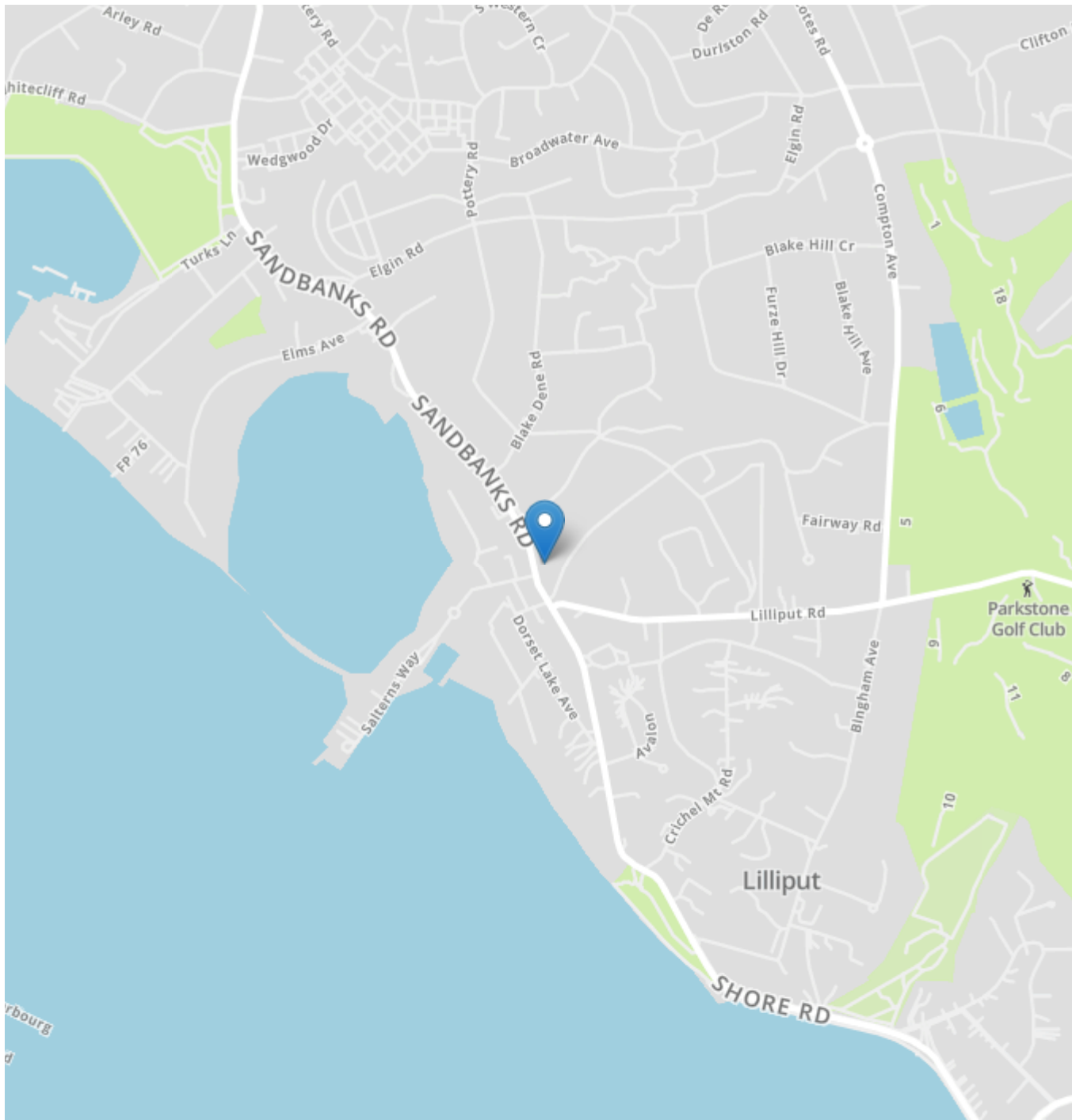


About Mays

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 and letting property 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	74	78
(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 	

Mays Lettings

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