

The Clock
321 Sandbanks Road, Lilliput BH14 8HZ
£300,000 Share of Freehold

MAYS
ESTATE AGENTS





Property Summary

A significantly improved and immaculately presented two double bedroom first floor apartment set in a modern development in the heart of Lilliput. The property has many strong selling features which include the recent introduction of two contemporary bathrooms (one ensuite) and a modern fitted kitchen with quality appliances. The apartment also benefits from having a private entrance courtesy of a large, retained terrace and it enjoys a positioning moments from the open water of Poole Harbour and the shopping and recreational facilities of Lilliput village.



Key Features

- Private entrance hallway via a large terrace
- Open plan living/dining room with Juliet balcony
- Modern fitted kitchen with quality appliances
- Principal bedroom with private ensuite shower room
- Second double bedroom
- Contemporary main bathroom
- Allocated parking and communal gardens
- Beautifully presented throughout
- Share of Freehold



About the Property

The property is approached by a secure enclosed stairway that rises to a retained terraced area on the first floor of the development. This allows for the property to enjoy independent access and gives this particular apartment a superb degree of privacy.

The apartment has an entrance hallway that leads to a generous open plan living/dining room which is flooded with light from large double doors that open to a Southerly facing Juliet balcony. As can be seen from the photographs the living room is a great size, and the dining area is sensibly positioned next to the kitchen.

The recently fitted modern kitchen has a comprehensive range of units which are enhanced with quality appliances. With plentiful preparation space and everything being easily at hand in the kitchen, the design and layout is ideal for keen chefs.

The principal bedroom has a contemporary private ensuite shower room, and the second double bedroom has the use of a full size recently fitted modern bathroom. Both bathrooms have been fitted to an exacting standard with beautiful tiling and quality fittings.

There is a lovely, retained terrace area directly outside of the apartment that forms part of the communal areas of the development - but as this is only used to access this apartment it feels like a private outside space (please note this is not conveyed with the property). There are also communal gardens surrounding the apartments and allocated parking with generous provision for visitors.

Tenure: Share of Freehold

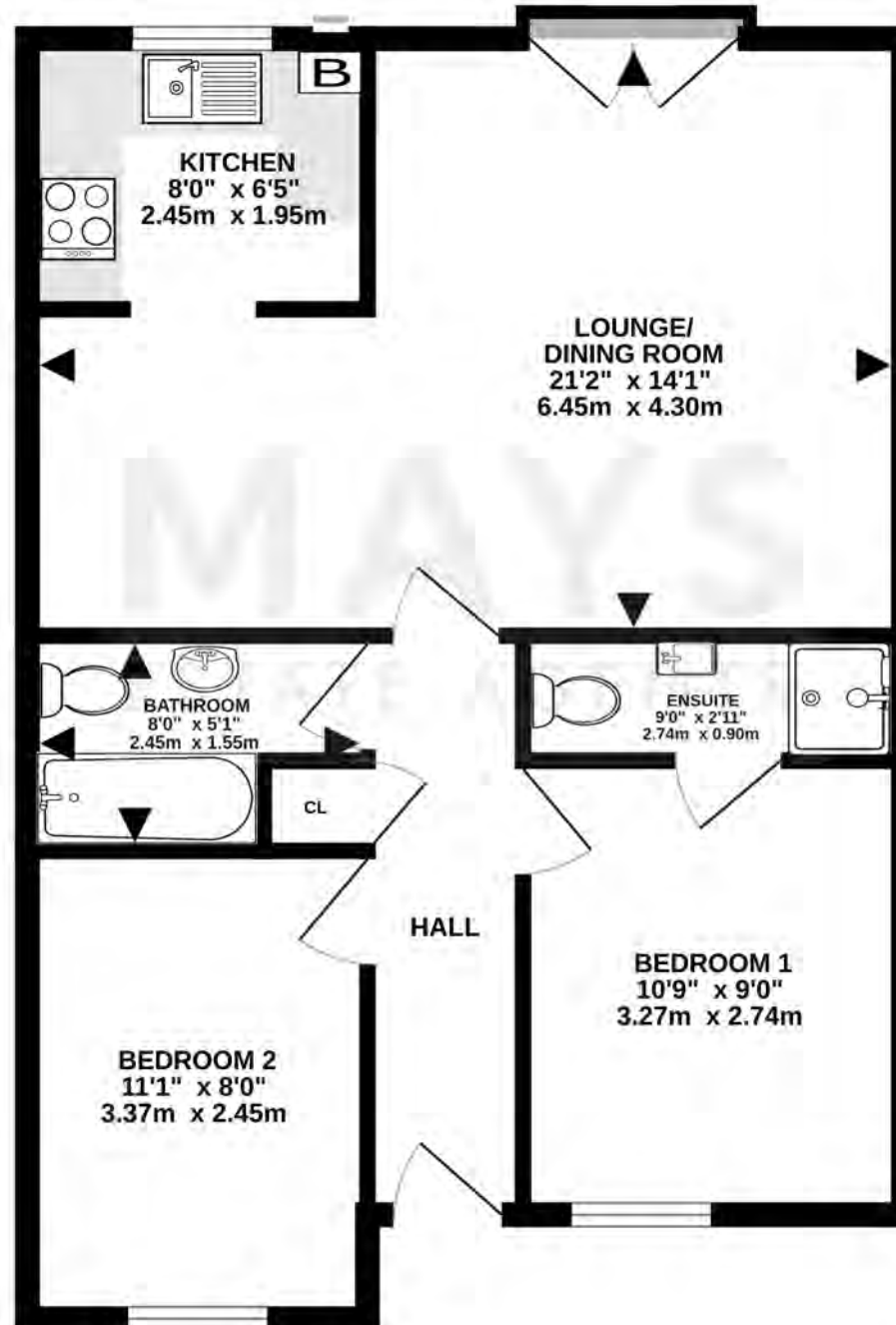
Council Tax Band: D

Service Charge: Approximately £2,300 per annum. Sinking fund is also in place



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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.

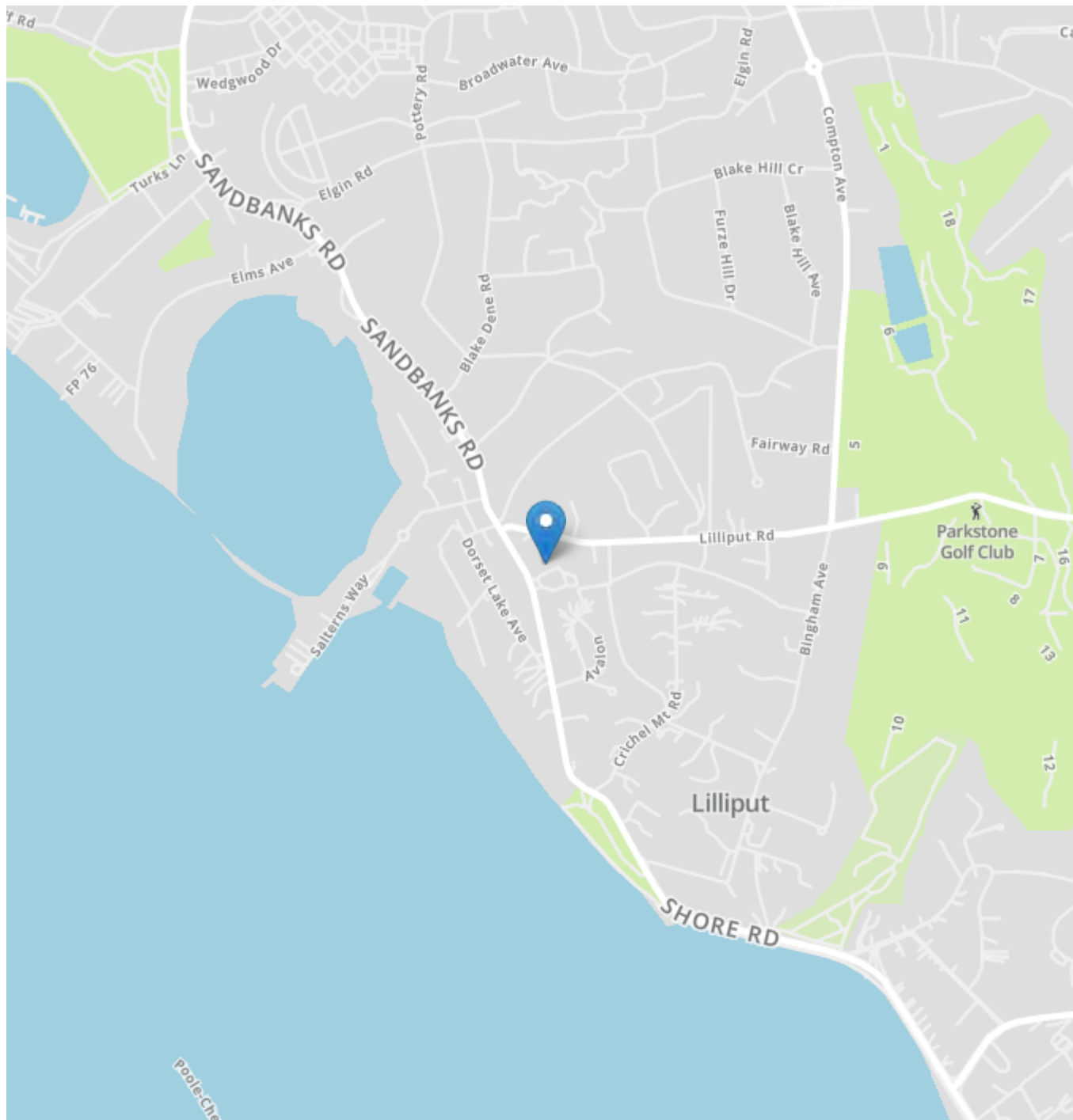


About Mays

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 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	81	81
(69-80) C		
(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.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

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