

Parklands

31 Brownsea View Avenue, Lilliput BH14 8LG

£445,000 Share of Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A superb modern first floor apartment on a highly sought after road in Lilliput with stunning views from a private balcony overlooking green open space. Parklands is an immaculate development of just five other homes and sits in beautifully maintained mature gardens. With two secure parking spaces, generous storage, an incredible outlook and two comfortable double bedrooms with two bathrooms, we feel this apartment really does offer something quite special.



## Key Features

- Communal entrance with stairs and elevator to the first floor
- Large entrance hallway with storage
- Living/dining room opening to balcony
- Modern fitted kitchen
- Principal bedroom with ensuite bathroom
- Second double bedroom with fitted wardrobes
- Shower room
- Two underground secure parking spaces
- Direct elevator access from the secure parking to the apartment
- Large West facing balcony
- No forward chain



## About the Property

The property can be approached via the main entrance hallway where stairs and an elevator both rise to the first floor, and also by elevator access from the secure underground parking provision.

On entering the apartment there is a large hallway that creates a tremendous feeling of space and there are two useful storage cupboards.

The living/dining room also has a further storage cupboard, and doors open to a large Westerly facing balcony. The main feature of the living/dining room is undoubtedly the backdrop of the views over green open space and between the treetops there are harbour glimpses.

The kitchen is fitted with a comprehensive range of units and integrated appliances, and you can also enjoy tree top views from the kitchen window.

The principal bedroom has fitted wardrobes and enjoys the benefit of a private ensuite bathroom. The second bedroom is a comfortable double, again with fitted furniture and this bedroom is serviced by a further shower room.

To the lower ground floor of the development there is secure, gated underground parking for two vehicles. Further parking provision is found to the side of the development and there are also surrounding mature communal grounds that frame the development beautifully.

Tenure: Share of freehold

Service Charge: Approximately £2,500 per annum

Council Tax Band: D

Notes/Pets/Holiday: The development is reserved for the peaceful enjoyment of residents therefore pets and holiday lets are not permitted.

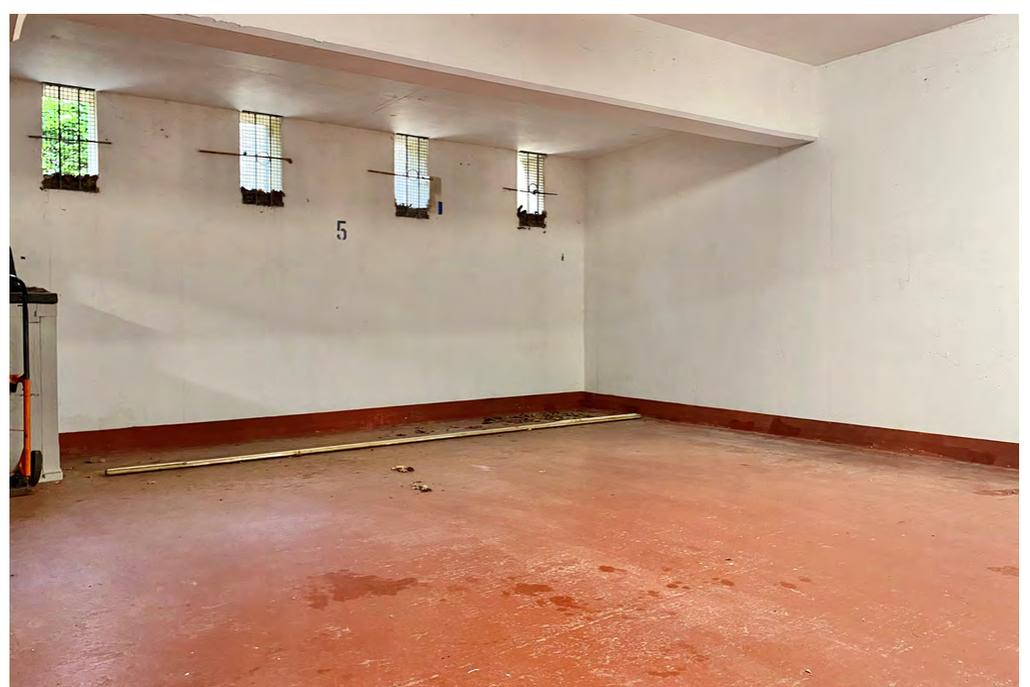


Approx Gross Internal Area  
73 sq m / 789 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## 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.

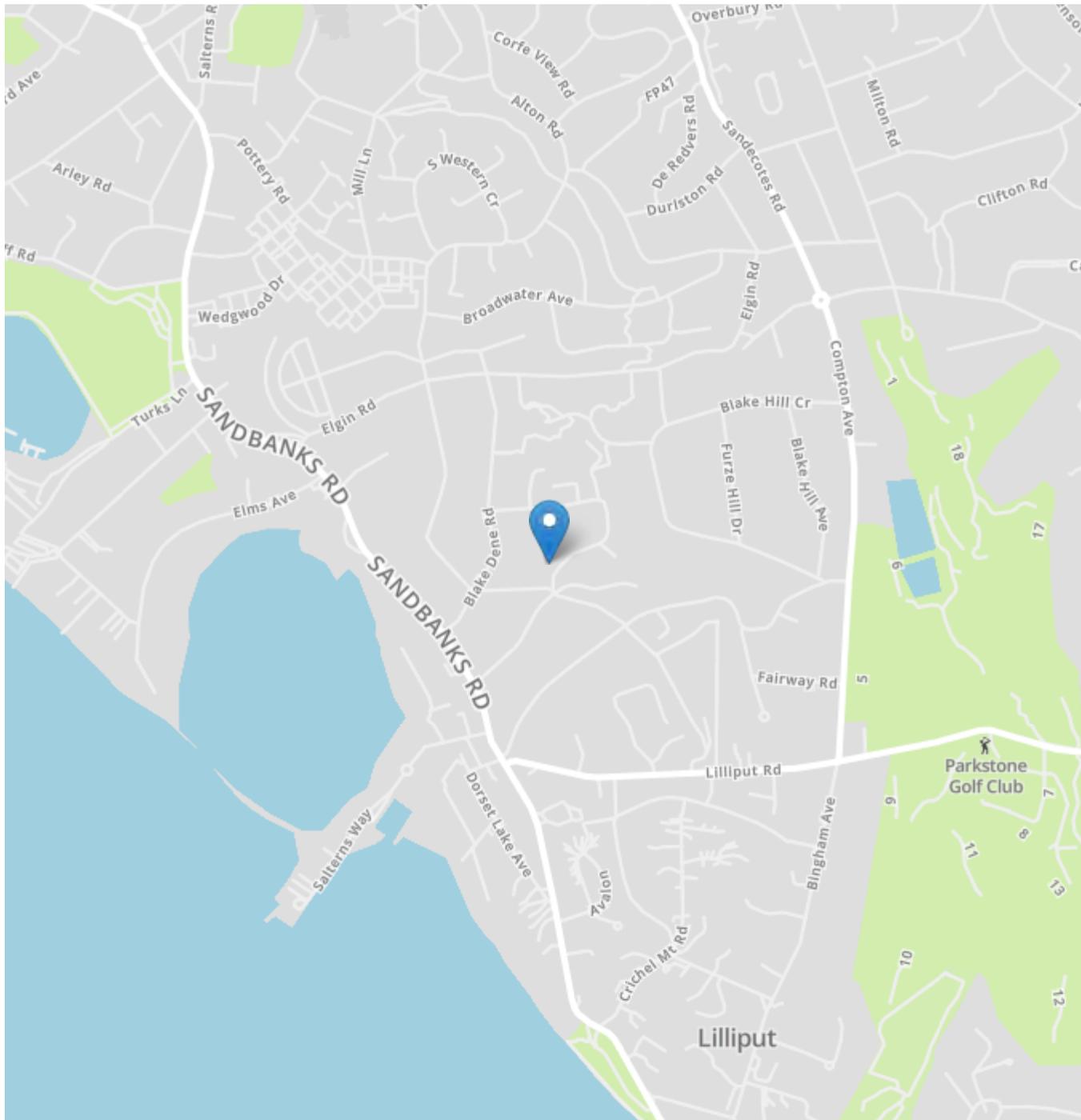


## About Mays

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 25 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 nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(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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