

Churchill Lodge, 234 Sandbanks Road,
Lilliput, Poole BH14 8HA

£285,000 Leasehold





Property Summary

A well-positioned two double bedroom apartment in a sought after development in central Lilliput, exclusively for the over 60's. The property is located to the rear of the development and enjoys views over the beautifully maintained communal gardens. The property is presented for sale with new carpets, a refurbished kitchen and complete redecoration throughout.



Key Features

- Communal entrance and resident's lounge
- Private entrance hallway with generous storage cupboards
- Living dining room with Juliet balcony overlooking the gardens
- Modern fitted kitchen
- Principal bedroom with ensuite shower room and fitted wardrobes
- Second double bedroom
- Large secondary shower room
- Residents and guest parking
- 24-hour care line
- Well-tended communal gardens
- No onward chain



About the Property

The property is located on the upper ground floor and is accessed via a level walk with no stairs. On entering the property there is a large hallway with generous provision for storage. The living/dining room has a window overlooking the gardens and doors open to a Juliet balcony which also overlooks the gardens. The kitchen is accessed from the living/dining room and is fitted with a range of modern units and integrated appliances.

Both bedrooms are comfortable doubles and the principal bedroom benefits from fitted wardrobes and a private en-suite shower room. The second bedroom is serviced with a large shower room. Outside, the property is surrounded by established and beautifully maintained grounds and there is residents and guest parking to the front.

Churchill Lodge has many resident facilities which include a large owner's lounge with communal kitchen (ideal for socialising or events), a visitor overnight room complete with ensuite facilities (this is available to book for guests of residents), an onsite manager and each apartment benefits from a 24-hour careline.

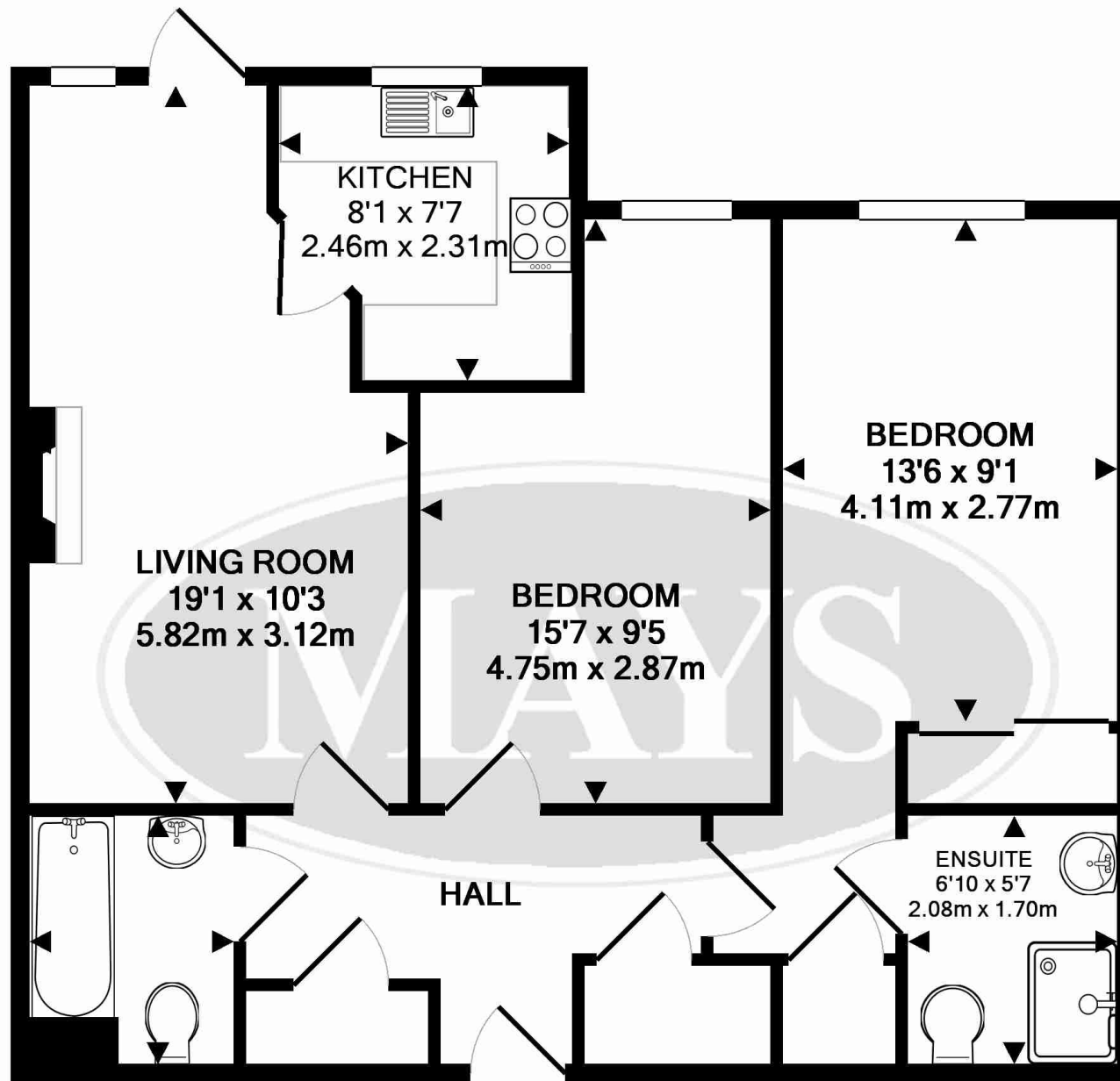
Tenure: Leasehold – 125 years from 2007

Maintenance: £3,702.10 per annum – to include all water charges, buildings insurance, external window cleaning, garden and building maintenance.

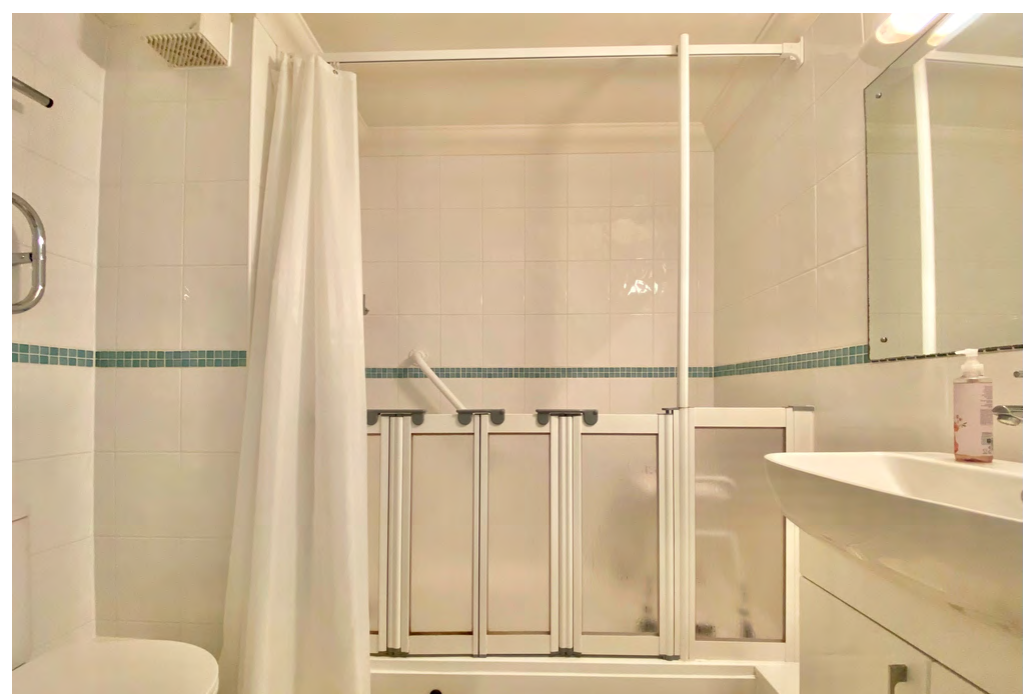
Ground rent: £752.32 per annum

Council Tax Band: D





Whilst every attempt has been made to ensure the accuracy of the floor plan 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



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 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.

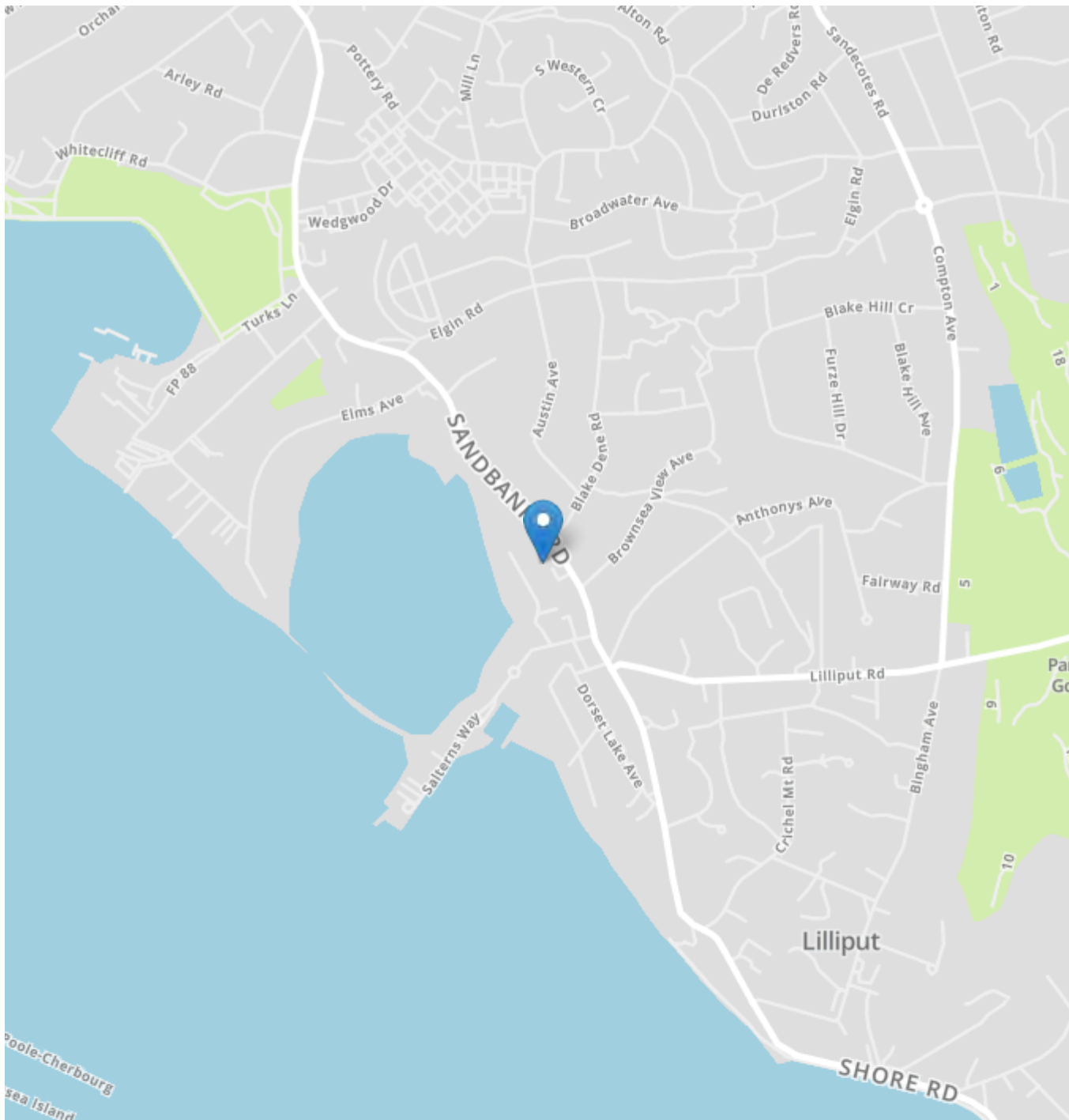



About Mays

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		
(92-100) A		
(81-91) B	83	87
(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.

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