

Salterns Court  
Sandbanks Road, Lilliput BH14 8HS  
£375,000 Share of Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A bright and spacious two double bedroom second floor apartment enjoying Poole Harbour views, a south facing balcony, open plan living and a private garage. Perfectly positioned by the amenities at Lilliput, near Evening Hill Viewpoint and Salterns Marina.



## Key Features

- Bright second floor apartment
- Spacious open plan living
- Dual aspect large windows
- Two double bedrooms
- Family bathroom
- South facing balcony terrace
- Stunning views across Poole Marina
- Private garage & residents parking
- Sought after location
- No onward chain



## About the Property

Upon entering via stairs or lift to the second floor, you are greeted by a spacious reception room providing open plan living with defined kitchen, dining and lounging areas, complete with dual aspect large windows flooding the room with natural light and enjoying Poole Harbour views.

The apartment boasts two well-appointed bedrooms complete with storage and both offer picturesque open views. A family bathroom completes the accommodation.

A real feature of this property is the south facing balcony terrace, providing stunning views across the marina and a perfect entertainment spot ideal for summer evenings.

Externally the property is conveyed with a single garage and residents parking to the rear which is on a first come first serve basis.

Tenure: Share of Freehold

Maintenance costs: Approximately £4,000 pa – to include hot water and heating

Council Tax Band: D

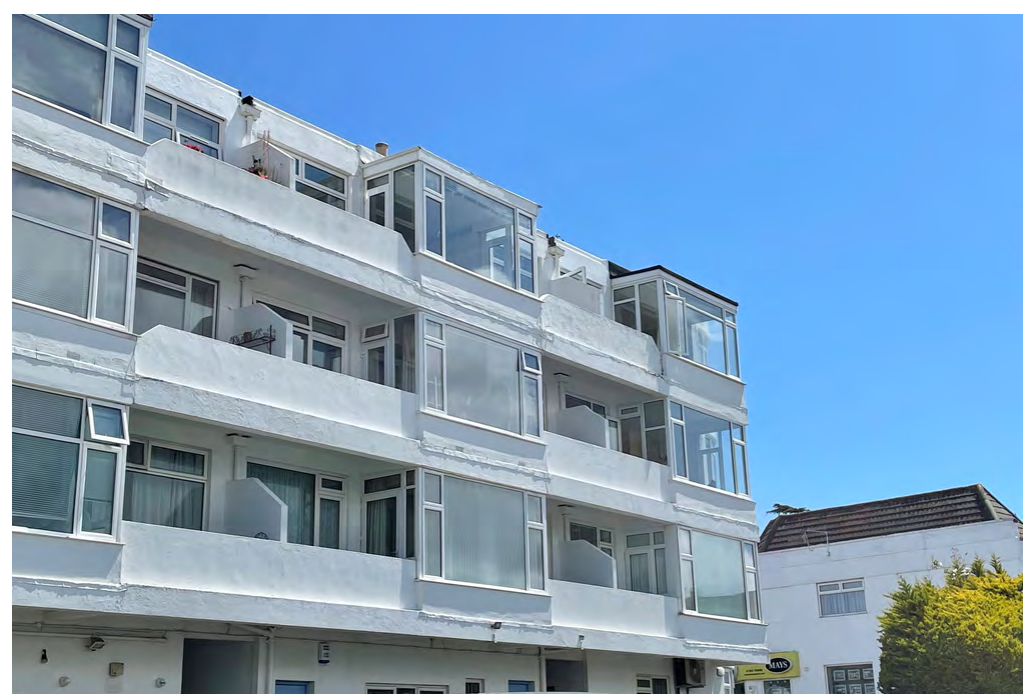


## SECOND FLOOR



TOTAL SQFT: 980 SQFT | 91 SQM

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

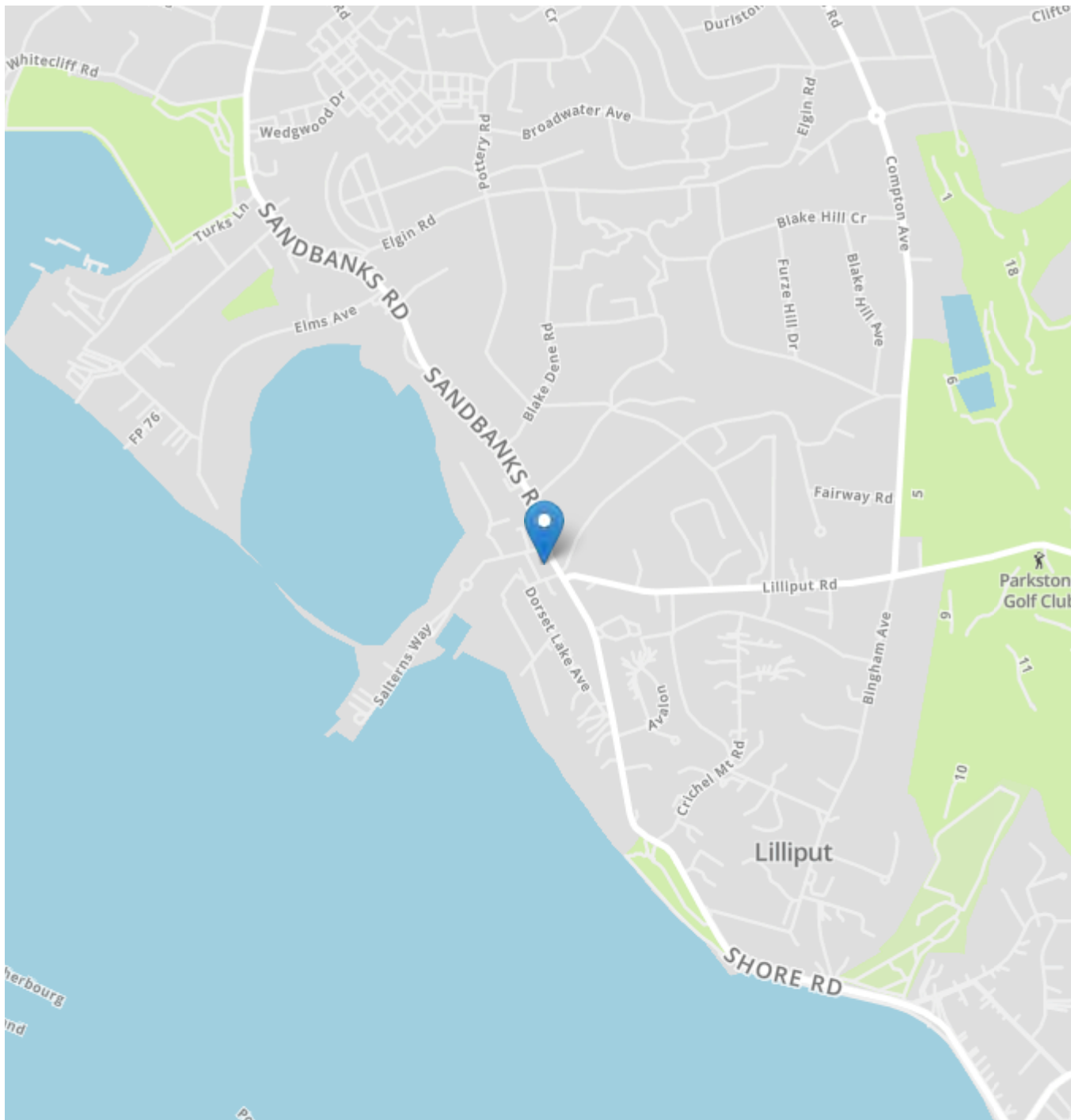


## About Mays

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(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	

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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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