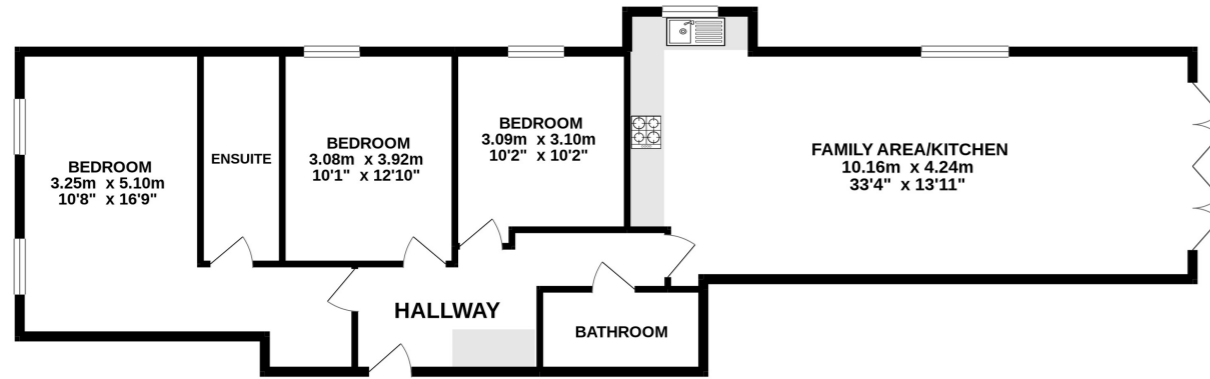




GROUND FLOOR  
115.6 sq.m. (1244 sq.ft.) approx.



TOTAL FLOOR AREA : 115.6 sq.m. (1244 sq.ft.) 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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**Apartment 1, White Pines, 103 Lilliput Road, Poole, Dorset, BH14 8JY**  
**Guide Price £750,000**

**\*\* SITUATED IN THE CANFORD CLIFFS AREA \*\*** A fantastic opportunity to purchase this ground floor garden flat with secure underground parking, set back from a leafy road, and just a few minutes walk to the blue flag beaches of Canford Cliffs and on to Sandbanks. Apartment One, White Pines is a must see for those wishing to move to this tranquil and sought after area. Beautiful trees surround this attractive, traditionally designed building containing just seven apartments. With three double bedrooms and two luxuriously appointed bathrooms, this home offers open-plan living with access to its private garden which benefits from sunshine into the summer evenings. The master bedroom offers two sets of built in wardrobes, the main one, fully glass fronted with internal lighting. Constructed in 2017, White Pines is the epitome of luxury coastal living with curb appeal to die for! The apartment is located within walking distance of Canford Cliffs and Lilliput and only 1.8 miles from Sandbanks.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





## Ground Floor

### Entrance Hall

Smooth set ceiling, down lights, entry-phone system, Heatmiser thermostat, power points, under-floor heating, internet point, double-door storage cupboard housing the consumer unit and space for a washing machine and tumble-dryer, and Karndean flooring.

### Bedroom One

Smooth set ceiling, down lights, double-glazed UPVC windows to the front aspect, built-in wardrobes and dressing table with feature lighting, power points, Heatmiser thermostat, underfloor heating and carpeted flooring.

### En-Suite

Smooth set ceiling, down lights, extractor fan, fully-tiled, double walk-in wet room with waterfall shower, recess shelving, wall-mounted toilet, wall-mounted sink with understorage, built-in recess mirrored storage with feature lighting, stainless steel heated tiled rail and tiled flooring.

### Bedroom Two

Smooth set ceiling, down lights, double-glazed UPVC windows to the side aspect, built-in wardrobes, power points, Heatmiser thermostat, underfloor heating and carpeted flooring.

### Bedroom Three

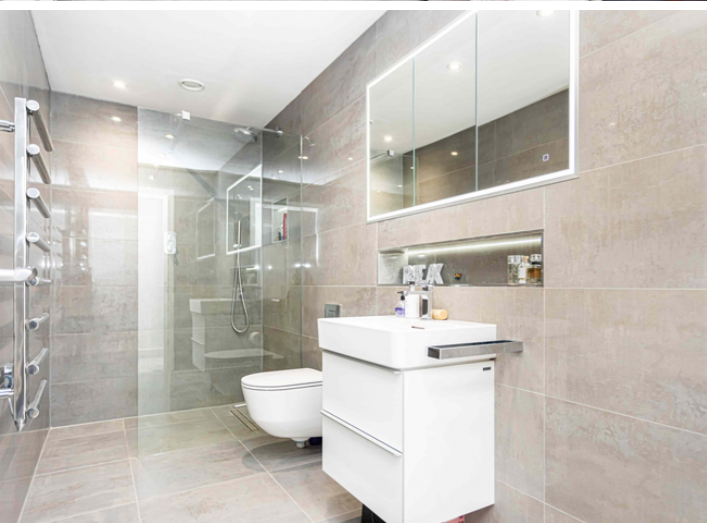
Smooth set ceiling, down lights, double-glazed UPVC windows to the side aspect, built-in wardrobes, power points, Heatmiser thermostat, underfloor heating and carpeted flooring.

### Bathroom

Smooth set ceiling, down lights, extractor fan, fully-tiled, double walk-in wet room with waterfall shower, recess shelving, wall-mounted toilet, wall-mounted sink with understorage, built-in recess mirrored storage with feature lighting, built-in storage, stainless steel heated tiled rail and tiled flooring.

### Kitchen

Smooth set ceiling, down lights, smoke alarm, double-glazed UPVC windows to the side aspect, wall and base mounted units, one and a half bowl butler sink with drainer, power points, high quality Silestone worktops, four-point Bosch induction hob, integrated longline fridge/freezer, integrated oven, integrated Bosch dishwasher, cupboard housing the Worcester boiler, island with seating area, underfloor heating and Karndean flooring.



## Living Room

Smooth set ceiling, down lights, double-glazed UPVC windows to the side aspect, double-glazed UPVC bi-fold doors to the rear aspect, built-in feature media unit, power points, television point, underfloor heating and Karndean flooring.

## Outside

### Private Garden

Partially laid to lawn, partial patio, surrounding wooden fences and shrubbery, picket-post fence, metal side-gate to the front aspect, outside light and outside tap.

### Basement

A storage cupboard with power points, secure allocated parking for two vehicles offering EV charging.



## Useful Information

### Agent's Notes

Tenure: Share of Freehold

Lease length: Currently 999 Years Remaining

Ground Rent: £0

Service Charge: Currently £3,205.14 per annum includes buildings insurance, lift service agreement, gardening, gutter clearance, cleaning of the communal areas, window cleaning, dry riser, fire safety system maintenance, roller door maintenance, electricity for communal areas

Managing Agents: White Pines Management Limited

Rentals are permitted.

Pets are permitted.

Holiday lets are not permitted.

EPC: B

Council Tax Band: G - Currently £3,579.59 per annum

This property benefits from the remainder of a 10 Year Warranty.

This property benefits from an eco-friendly heat recovery system.

Drone Photography Credit - Julian Butterworth



### Stamp Duty

First Time Buyer: £25,000

Moving Home: £25,000

Additional Property: £47,500

