

Churchill Lodge  
234 Sandbanks Road, Lilliput BH14 8HA  
£240,000 Leasehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A spacious and well-presented two double bedroom first floor apartment set in an exclusive retirement development for the over 60's. Perfectly located near Lilliput Village and in level walking distance of local amenities.



## Key Features

- Desirable Lilliput location
- Level walk to local amenities
- Two double bedrooms with fitted wardrobes
- Modern shower room
- Spacious living/dining room
- Fully equipped kitchen
- Large communal gardens
- Retirement development for the over 60's
- 24-hour careline
- On-site Lodge Manager



## About the Property

This spacious two double bedroom first floor apartment is approached via a private entrance door leading to the reception hallway with useful built-in cupboards, one of which contains a combination washer dryer for laundry.

A particular feature of this apartment is the generous lounge/dining room which overlooks the front garden and offers a dual aspect and plenty of space for soft seating and dining.

The kitchen incorporates an array of built-in wall and base units with work surfaces over. There are integrated appliances including an oven, hob with extractor hood over, fridge and separate freezer.

Both the main bedroom and second bedrooms enjoy built-in wardrobes and both are complimented by a modern shower room located off of the entrance hall.

The Lodge facilities include residents parking, a large owner's lounge for socializing with an adjoining kitchen and a double guest room complete with en-suite facilities, which is available to book for visiting guests of the residents. There is an onsite Lodge Manager and each apartment benefits from a 24-hour careline.

Service charge: Approx £2,928.30 per annum (tbc) - to include all water charges, building insurance, external window cleaning, garden and building maintenance.

Ground rent: Approx £725.32 per annum (tbc)

Leasehold – 125 years from 2007

Council Tax Band: D







## First Floor

Approx. 83.8 sq. metres (901.9 sq. feet)



Total area: approx. 83.8 sq. metres (901.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit

[www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.





## 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.



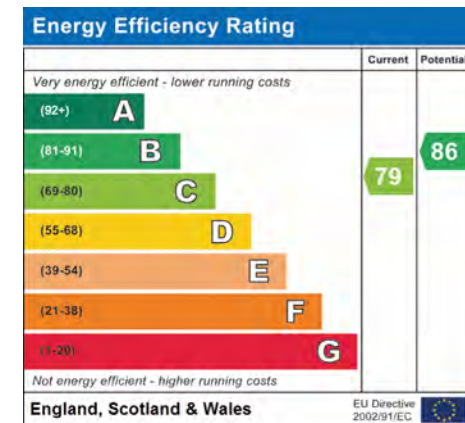
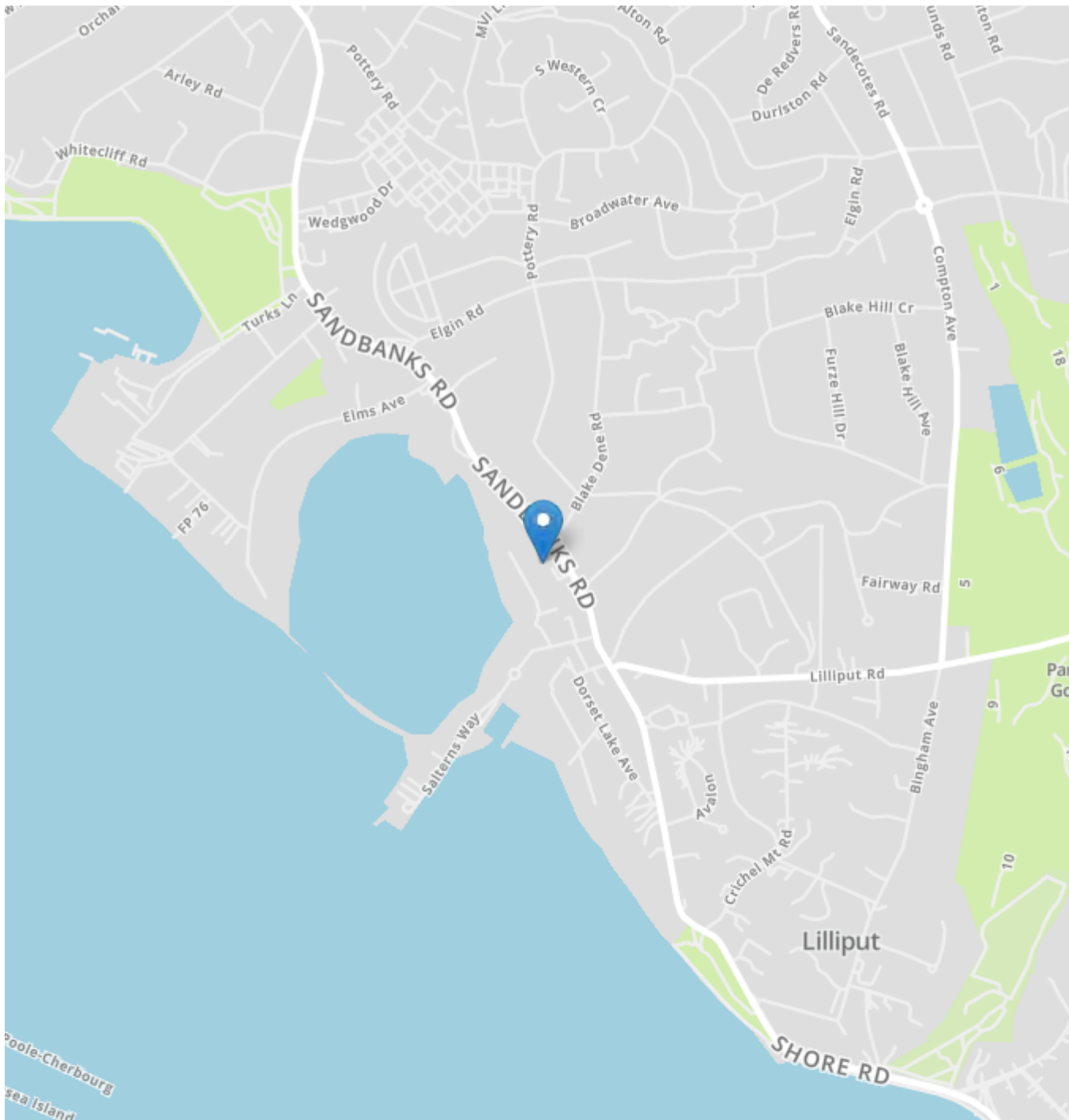
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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

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.





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#### New Developments (where applicable)

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