



**Churchill Lodge,
234 Sandbanks Road, Lilliput BH14 8HA
£285,000 Leasehold**



About the Property

Churchill Lodge is situated within a short walk to Salterns Marina and a variety of shops including a Tesco Express and Co-operative petrol station, Thai restaurant and take away, hairdressers, coffee shops and patisseries, and also surf and bike shops. There is also a nearby doctors' surgery and chemist, along with convenient bus stops.

Lilliput village is located approximately a mile from the award winning beaches at Sandbanks and 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.

This nicely presented apartment has a lot to offer. It is situated on the ground floor close to both the main entrance and the residents lounge without the need to use the lift. It also has the advantage of a garden outlook.

The private entrance door leads to a spacious hallway with three 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 with a Juliet balcony overlooking the garden. The lounge is complimented by a fitted ornamental fireplace with electric coal effect fire.

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

The main bedroom presents with double built-in wardrobes and views over the communal garden. The second bedroom is also complemented by the same garden outlook.

There is also a fully tiled bathroom located off the hallway.

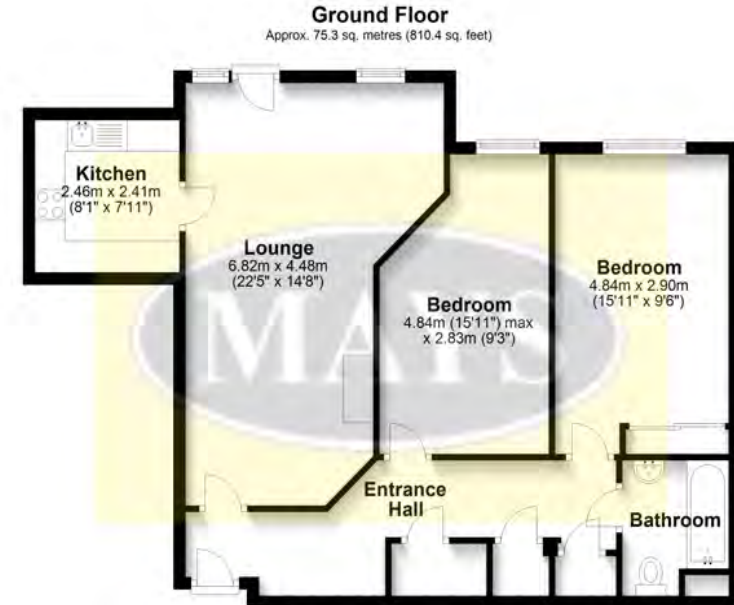
The Lodge facilities include residents parking, a large owner's lounge for socializing with an adjoining kitchen and double guest room complete with en-suite facilities, which is available to book for visiting guests of the residents. There is an onsite Lodge Manager and each apartment benefits from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

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

Ground rent: £725.32 per annum
Council band: D
Leasehold – 125 years from 2007

Key Features

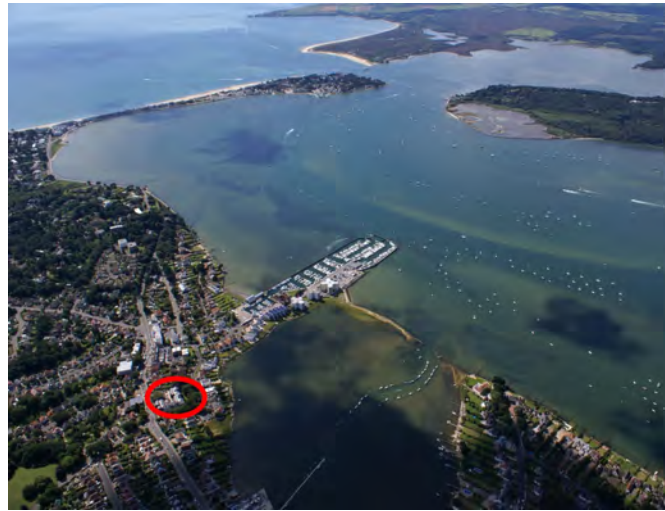
- Two double bedrooms
- Residents lounge
- Residents and guest car parking
- Economy 10 electricity and heating
- Lounge/dining room
- Communal gardens
- UPVC double glazing
- 24 hour care line




Total area: approx. 75.3 sq. metres (810.4 sq. feet)

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Plan produced using PlanUp.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	81	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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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.
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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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