

Salterns Point  
36 Salterns Way, Lilliput BH14 8LN  
Guide Price £650,000 Share of Freehold

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## Property Summary

A modern and stylishly presented two double bedroom two-bathroom second floor apartment. Enjoying open plan living, a private balcony terrace and stunning elevated views of Poole Harbour.



## Key Features

- Modern purpose-built second floor apartment
- Light & spacious open plan living, dining & kitchen
- Modern kitchen/breakfast area
- Two bedrooms, one with ensuite
- Bathroom
- Large balcony with stunning water views
- Desirable Lilliput location



## About the Property

Welcome to this charming second floor apartment located on Salterns Way within walking distance of Lilliput Village. This delightful home boasts a spacious 1,035 sq ft of living space, perfect for those seeking a comfortable and stylish property with breathtaking views across the famous Sandbanks Peninsula and beyond.

Upon entering the property, the hallway grants access to all principal rooms in particular the main living area which is ideal for relaxing or entertaining guests. The living room is open to a large and comprehensively fitted modern kitchen/breakfast room which features a large peninsular unit with seating around. The sense of light and space in this room is incredible and doors open to a large balcony where the stunning water views can be enjoyed. The property also features two well-appointed bedrooms and these are serviced with two contemporary bathrooms.

This purpose-built apartment has a true sense of luxury and fully embraces the lifestyle available on the south coast.

Located in a desirable area, residents can enjoy the tranquillity of Salterns Way while still being within easy reach of local amenities, schools, and transport links. Whether you're looking for a peaceful retreat or a convenient location, this property offers the best of both worlds.

Salterns Marina is one of the south coast's premiere marinas. Just beyond is the shopping parade at Lilliput where there are two local supermarkets, an award winning patisserie and one of the best fish & chip shops in Dorset. Of course, the area's famous Blue Flag beaches are only a short distance away, making this an amazing lifestyle location.

Don't miss the opportunity to make this flat your own and experience the beauty of living in Poole. Contact us today to arrange a viewing and take the first step towards your new home on Salterns Way.

Tenure: Share of Freehold Underlying lease: 999 years from August 1995

Council Tax Band: F (BCP Council)

Service Charge: Annual service charge for 20024 £3025.20 (payable bi-annually)

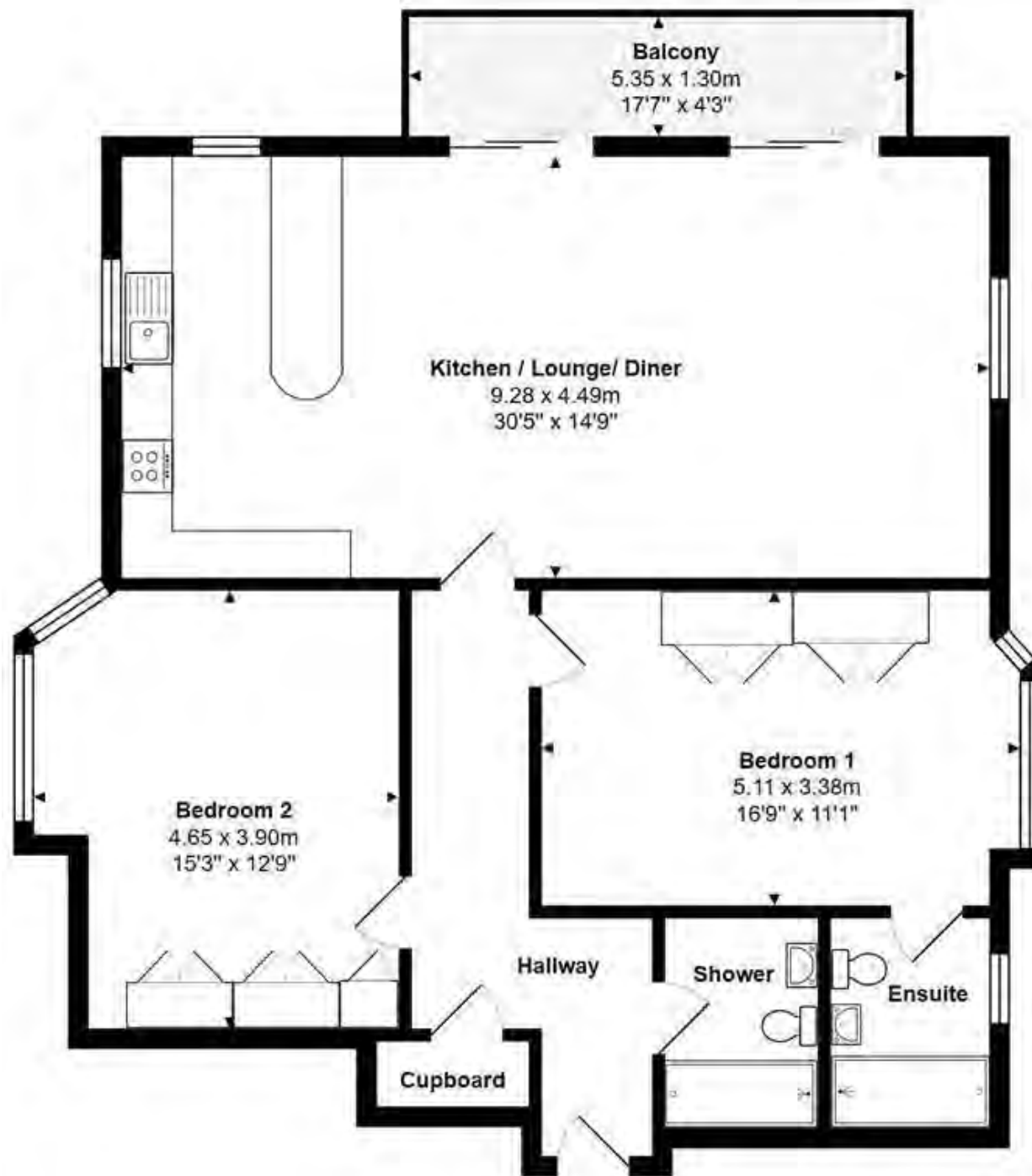
Notes: The development is exclusively reserved for residents therefore holiday lets are not permitted. Pets allowed on license.

## 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.



Total Area: 96.2 m<sup>2</sup> ... 1035 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.









## 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.
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.

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