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**FLAT 8 SALTERNS POINT**  
Salterns Way • Lilliput • Poole • Dorset

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**Flat 8 Salterns Point**  
**Salterns Way, Lilliput, Poole, Dorset BH14 8LN**  
**Price Guide £795,000**

A stunning, individually designed three bedroom, two bathroom second floor apartment presented in a seaside/nautical theme with possibly one of the most breathtaking views over Poole Harbour, the Blue Lagoon and the Purbeck Hills beyond.

**Summary of Accommodation**

Three double bedrooms • Two luxury fitted shower/bathroom suites • Open plan living  
Ultra modern kitchen with quartz stone work tops and breakfast bar  
Stunning panoramic views of Poole Harbour • Two balconies  
Underground allocated parking and personal store room • No forward chain  
Recently refurbished communal entrance with stairs and lift to all floors



## Welcome to 8 Salterns Point ...

Situated at the head of the ever popular Salterns Marina which is a 5 Gold Anchor rating marina with 275 pontoon berths and 75 swinging moorings along with a restaurant/bar offering fine dining throughout the day and evening.

Salterns Point is situated a few minute's walk from the Lilliput shopping parade with a Tesco Express, award winning Koi Noi Thai tapas restaurant, a Mark Bennett's artisan bakery and coffee shop as well as Jane Naden hair & beauty salon, Signature Florists and the popular TJs fish & chip shop. Just half a mile away the famous award winning golden beaches of Sandbanks can be found together with ferry access to Studland Bay and the Purbeck Hills.

### Accommodation

The stylish and impressive open plan living room boasts breathtaking panoramic harbour views.

There is a comprehensively fitted ultra-modern kitchen with integrated appliances to include 2 x fan assisted ovens, microwave, warming drawer, dishwasher, wine fridge, four burner gas hob, American style fridge/freezer and LED plinth lighting.

The living area is light, bright and spacious and boasts a wall mounted contemporary electric fire with sliding patio doors that lead to a wrap-around sun terrace with glass balustrade.

The master bedroom, with fitted wardrobes has its own luxury bathroom en-suite fitted with contemporary sanitary ware, sauna and 'his & hers' wash hand basins. The family bathroom which is accessed from the hallway serves Bedrooms Two and Three, both with built in wardrobes and lovely harbour views..

The apartment has been refurbished throughout to an extremely high standard with 'porthole' style doors, a luxury blend of aqua washed oak panelling, American white oak flooring and luxury carpeting. All electrics and plumbing has been replaced.

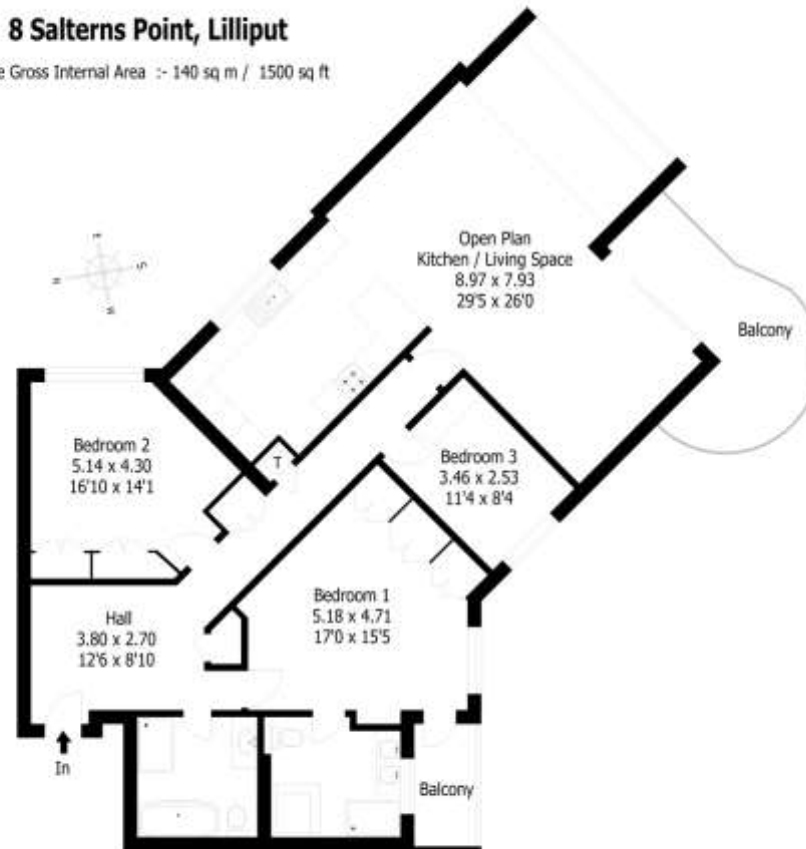
There is a secure underground parking space as well as a lockable personal store room with additional visitors parking outside.

NB – Salterns Marina may be redeveloped over the next few years which will only enhance the location of Salterns Point. Full plans can be found on the Borough of Poole's website. Due to the position/elevation of Flat 8, the development, we believe, will have little bearing on the views it currently enjoys.



## 8 Salterns Point, Lilliput

Approximate Gross Internal Area :- 140 sq m / 1500 sq ft



For identification purposes only, not to scale

Viewing: Strictly by prior appointment through sole selling agents Lloyds  
**VIEWING 7 DAYS A WEEK. Ref: 3008**



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