



## *Flat 6 Salterns Court*

14 Sandbanks Road, Lilliput, Poole, BH14 8HS



EST. 1977

**KEY DRUMMOND**  
ESTATE AGENTS



# Flat 6 Salterns Court

14 Sandbanks Road, Lilliput, Poole, BH14 8HS

Second floor apartment located on Sandbanks Road in the desirable area of Lilliput overlooking Poole Harbour providing just under 1000 sq ft of accommodation.

\*Inclusive of Water & Heating\*

- Balcony
- Garage
- Harbour Views
- Spacious Apartment
- Storage
- Unfurnished

Local Authority BCP, Tax Band D, Tenure:



## Property Comprises

Upon entering, you are greeted by a spacious reception room providing open plan living with fitted kitchen, dining area and living room complete with dual aspect large windows flooding the room with light. The apartment boasts two well-appointed bedrooms complete with storage and both offering the views and a main family bathroom with further storage.

One of the highlights of this property is the balcony that provides stunning views across the marina, allowing you to enjoy the picturesque surroundings right from the comfort of your own home.

Additionally, the presence of a lift makes accessing the second floor convenient, plus a single garage and parking for one car to the rear which is on a first come first serve basis.

Don't miss out on the opportunity to rent this delightful apartment with its fantastic views and convenient location.

Available on an unfurnished basis from 1st July.

\*Inclusive of Water & Heating\*

EPC Rating - TBC

Council Tax Band - D

## Location

Lilliput is a sought after district of Poole and has a shoreline within Poole Harbour. The property is close to Salterns Marina and Evening Hill which has a viewing point offering stunning views across to Sandbanks, Brownsea Island and The Purbecks. There are lots of social activities in the Lilliput area, including Parkstone Yacht Club, Parkstone Golf Course and several marinas as well as local shops and good eateries. The Bournemouth Wessex Way is close and gives direct access to the A31 onto the M27 motorway with London approximately 2 hours commute. There is also the mainline train station to London in 2 hours from Parkstone Station.





## *Property Requirements*

No Pets

No Smokers

You must be able to pass a credit check to rent this property.

Affordability calculated that annual income exceeds 30 x monthly rental (£46,500)

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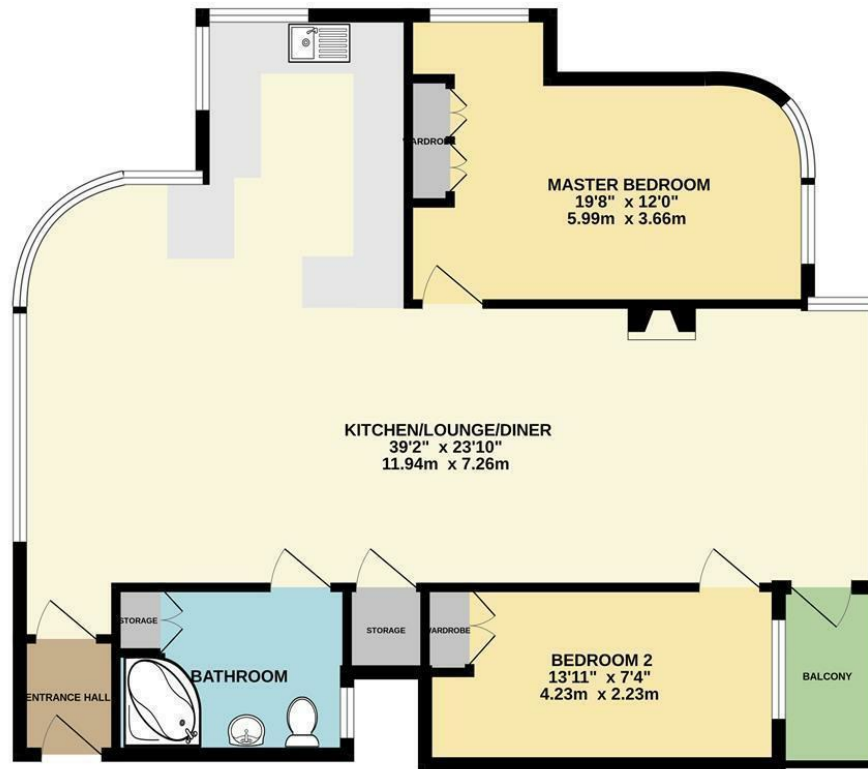
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## SECOND FLOOR



TOTAL SQFT: 980 SQFT | 91 SQM

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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