



3 Elms Close, Lilliput, Poole BH14 8EP
£4,500 Per Month





This modern and contemporary family home is an ideal choice for families, boasting four spacious double bedrooms. It is situated in a quiet cul-de-sac in the heart of Lilliput and is only a short walk away from Parkstone Yacht Club and within walking distance to Whitecliff Park.

The property is also located in the highly sought-after Lilliput school catchment area, making it an ideal location for families with young children. Additionally, the home features secure electric gates, providing an extra level of safety and privacy.

Lilliput

The property is located in the heart of Lilliput and within a short level walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, restaurants & cafes including an award winning patisserie. Close by is the renowned Parkstone Bay Marina offering superb boating facilities as well as the highly regarded South Deep Cafe set on a beautiful waterfront location with indoor and outdoor seating. The prestigious Parkstone Golf club and the Blue Flag beaches of Sandbanks are just a stones throw away. At the end of Sandbanks Peninsula is the chain link ferry giving vehicular and pedestrian access to the many miles of National Heritage coastline of the Isle of Purbeck. Lilliput is ideally located for those needing travel connections to London, the rest of Europe and beyond. London Waterloo can be reached in under two hours via train and road and Bournemouth International Airport offers both internal and international flights to a variety of destinations.

Property Requirements

No Pets

No Smokers

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

Annual Income criteria 30 X Monthly Rental (£135,000 per annum)

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GROSS INTERNAL AREA

GROUND FLOOR:	1288 sq ft (120 sq.m.)
FIRST FLOOR:	1004 sq ft (93 sq.m.)
TOTAL:	2292 sq ft (213 sq.m.)

All room dimensions given above are approximate measurements. These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

