



Apartment 5 Crosstrees

76 Lilliput Road, Canford Cliffs, Poole, Dorset, BH14 8FQ



£810,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

APT 5, 76 GROSSTREES

CANFORD CLIFFS

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Please click on the image above to view our short video introduction to this property.















First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 201577

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Summary

A market leading development by top London developer Boulton LDN. Undeniably aimed at the luxury market it comprises a varied selection of unusually large two and three bedroom apartments, as well as luxurious penthouses

This first floor apartment extends to 1,819 square feet and benefits from a large semi-covered balcony with a great outlook. The interior is nautically inspired with sleek lines and finishes which are opulent but understated and sophisticated. With secure underground parking for two cars plus a lockable store this is also an eminently practical home demonstrating substance as well as style.

- Prestigious development
- Close to Parkstone Golf Course
- Three bedrooms
- Three bathrooms
- Stunning first floor apartment
- Open plan living space
- Large semi-covered balcony
- Extends to 1,819 square feet
- Underground parking and store
- Lockable store

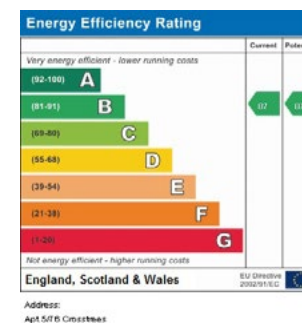
Guide Price: £810,000
Tenure: Leasehold
Lease Length: 250 years
Stamp Duty: Main Home £28,000*
Additional Home £52,300*
(*based on guide price)

Maintenance: £TBC
Ground rent currently: £350

** Ground rents can increase over time and advice should always be sought by your solicitor before exchange of contracts

Council Tax: Band F
(2023/2024 £2,958.57)

EPC:



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LUXURY & PRESTIGE

Exclusive Properties



Steve Isaacs
Director
07979 878106
steve@luxuryandprestige.co.uk



Harriet Towing
Head of Sales
07809 908718
harriet@luxuryandprestige.co.uk



Thomas Powner
Residential Sales
07437 491094
tom@luxuryandprestige.co.uk



Asia Roberston
Social Media Manager
07484 719645
asia@luxuryandprestige.co.uk



Valentina Morana
Marketing Assistant
01202 007373
valentina@luxuryandprestige.co.uk



David Chissell
Director
07795 835647
david@luxuryandprestige.co.uk



Adrianna Ciereszko
Photographer / Marketing Manager
01202 007373
adrianna@luxuryandprestige.co.uk



Ryan Horan
Land & New Homes
07512 196688
ryan@luxuryandprestige.co.uk



Jo Bound
Search Agent
01202 007373
jbound@luxuryandprestige.co.uk

Get In Touch

In Person: 28A Haven Road
Canford Cliffs
Poole
BH13 7LP

By Phone: 01202 007373

By Email: info@luxuryandprestige.co.uk

Online: www.luxuryandprestige.co.uk

Facebook: facebook.com/luxuryandprestige

Instagram: @luxuryprestigerealty

Property Ref: 0052



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.