



Apartment 1 The Hamptons

107 Lilliput Road, Canford Cliffs, Poole, Dorset, BH14 8FG



LUXURY &
PRESTIGE
Exclusive Properties

£525,000

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:

01202 007373

info@luxuryandprestige.co.uk
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Please click on the image above to view our short video introduction to this property.

Interactive 3D Tour

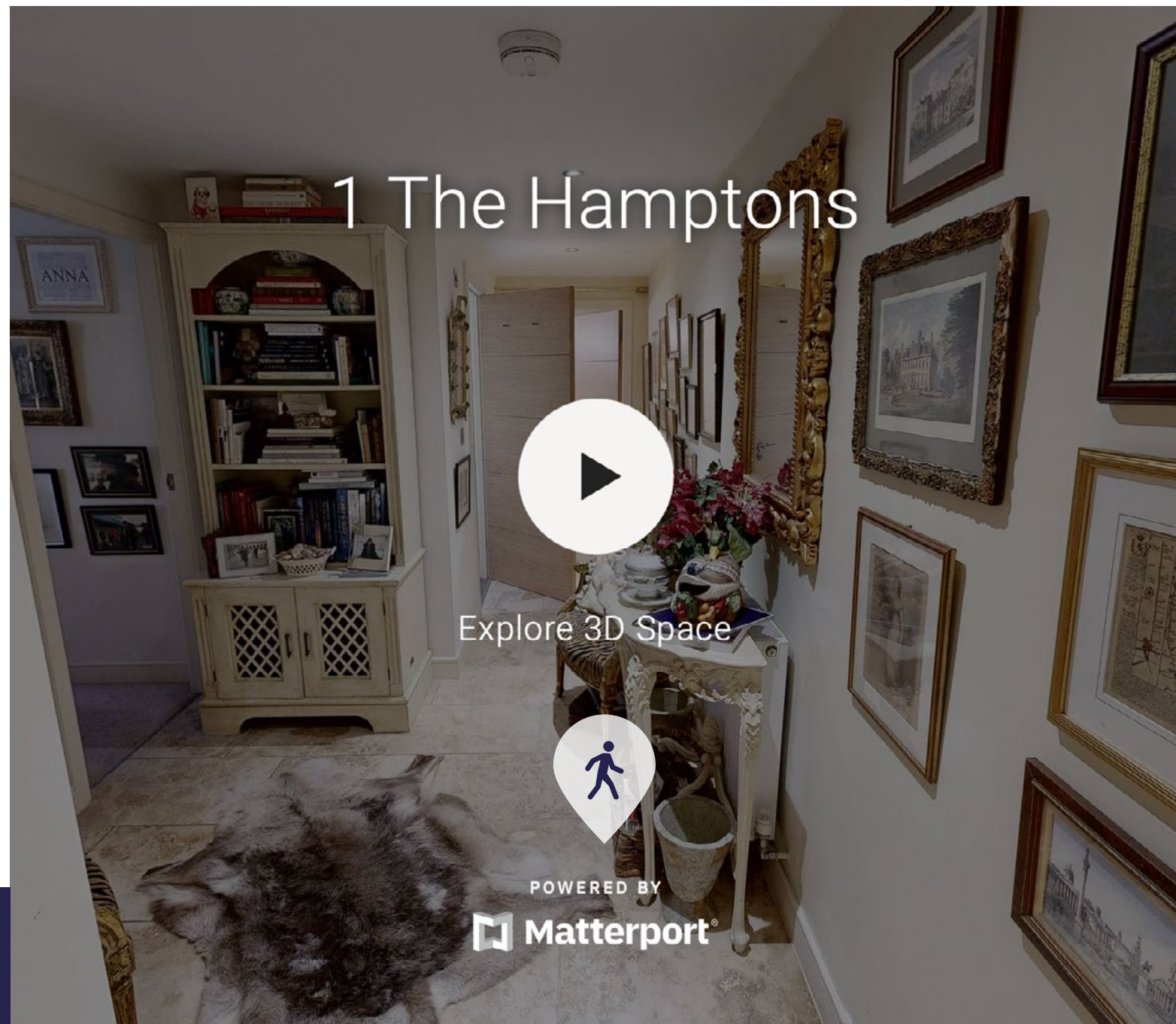
Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

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 **Matterport**



It features large colonial style windows in the principal rooms.



It would be suited to both traditional and contemporary styles.

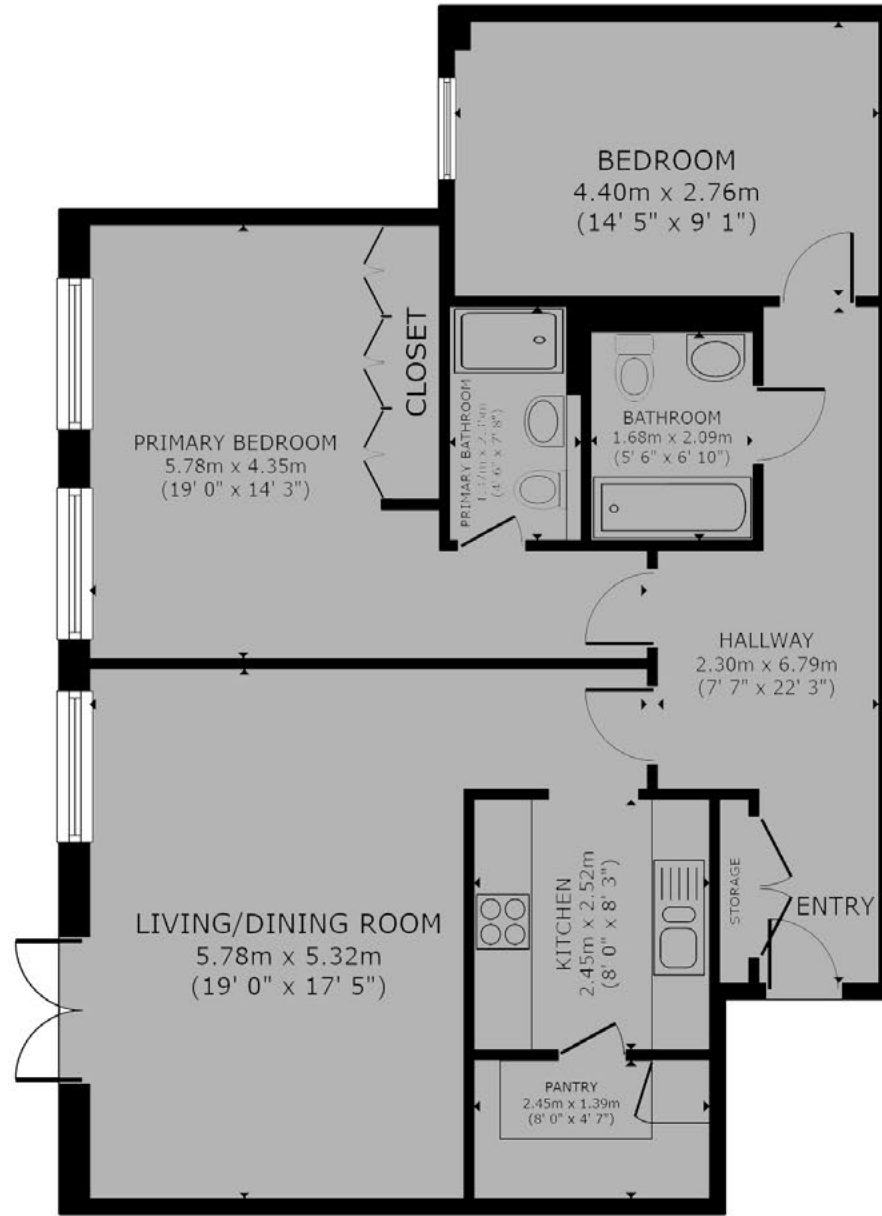


There are two bedrooms and two bathrooms.



It opens out onto a beautiful residents terrace.

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GROSS INTERNAL AREA
 TOTAL: 917 sq. ft., 85.2 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

The Hamptons is a well known and visually pleasing block of apartments prominently located at the top of Lilliput Road, just a short distance from Compton Acres and convenient for shops and bistros at Canford Cliffs.

Apartment one benefits from private access to the non-demised sun terrace and it is one of just two which feature large colonial style arched windows in the principal rooms. The accommodation extends to nearly 920 square feet and it includes a large lounge / dining room which connects to the sun terrace, a separate kitchen with walk in pantry, two bedrooms and two bathrooms.

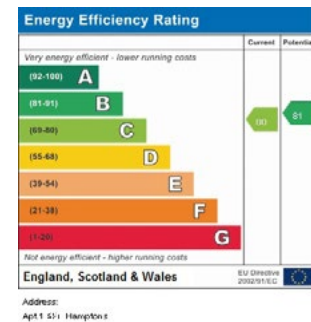
The decor is well presented and although the furnishings are traditional it would be eminently suitable for a contemporary scheme too. Other features include fitted wardrobes in both bedrooms, stone tops in the kitchen as well as a full complement of integrated appliances.

The development is approached via remote control gates and the apartment comes with a secure underground parking space which can be accessed via the residents passenger lift which accesses all floors.

- Stylish & popular development
- Near to Compton Acres
- Convenient for Canford Cliffs
- Approximately 920 square feet
- Two bedrooms, two bathrooms
- Separate kitchen with pantry
- Colonial style windows
- Secure underground parking space
- Gated development
- No forward chain

Guide Price:	£525,000
Tenure:	Leasehold
Stamp Duty:	Main Home £13,750* Additional Home £29,500* (*based on guide price)
Lease Length:	125 years from 01/01/2010
Maintenance:	TBA
Council Tax:	Band F (2023/2024 £2,958.57)

EPC:



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We would love to see you
for a cup of tea or coffee.

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Property ref: 0919



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.