

Luxury+Prestige



APARTMENT 3 80 CROSSTREES

LILLIPUT ROAD, CANFORD CLIFFS, POOLE, BH14 8FS

















TAKE A STEP INSIDE



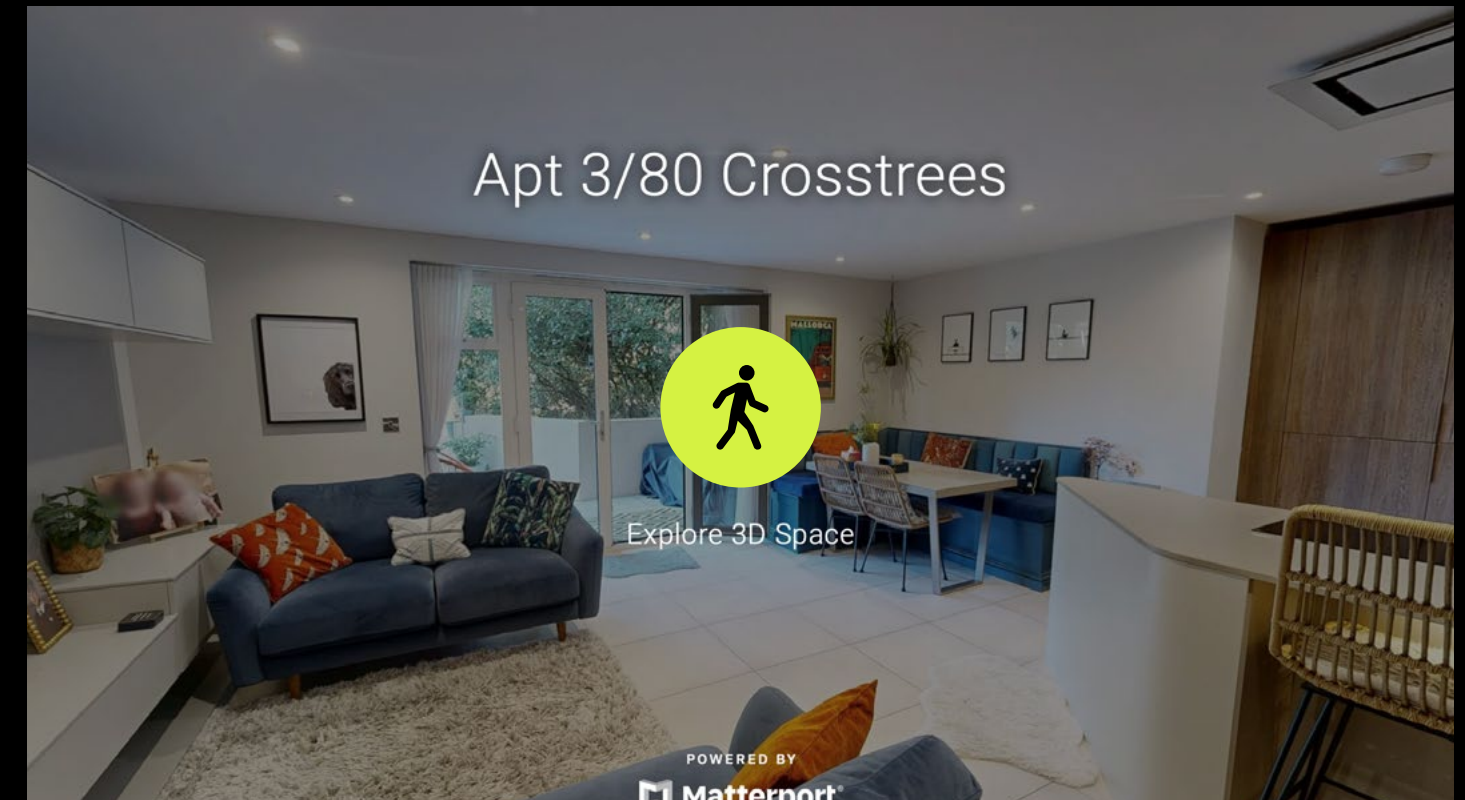
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

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



Simply click on the thumbnail above 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.

Matterport

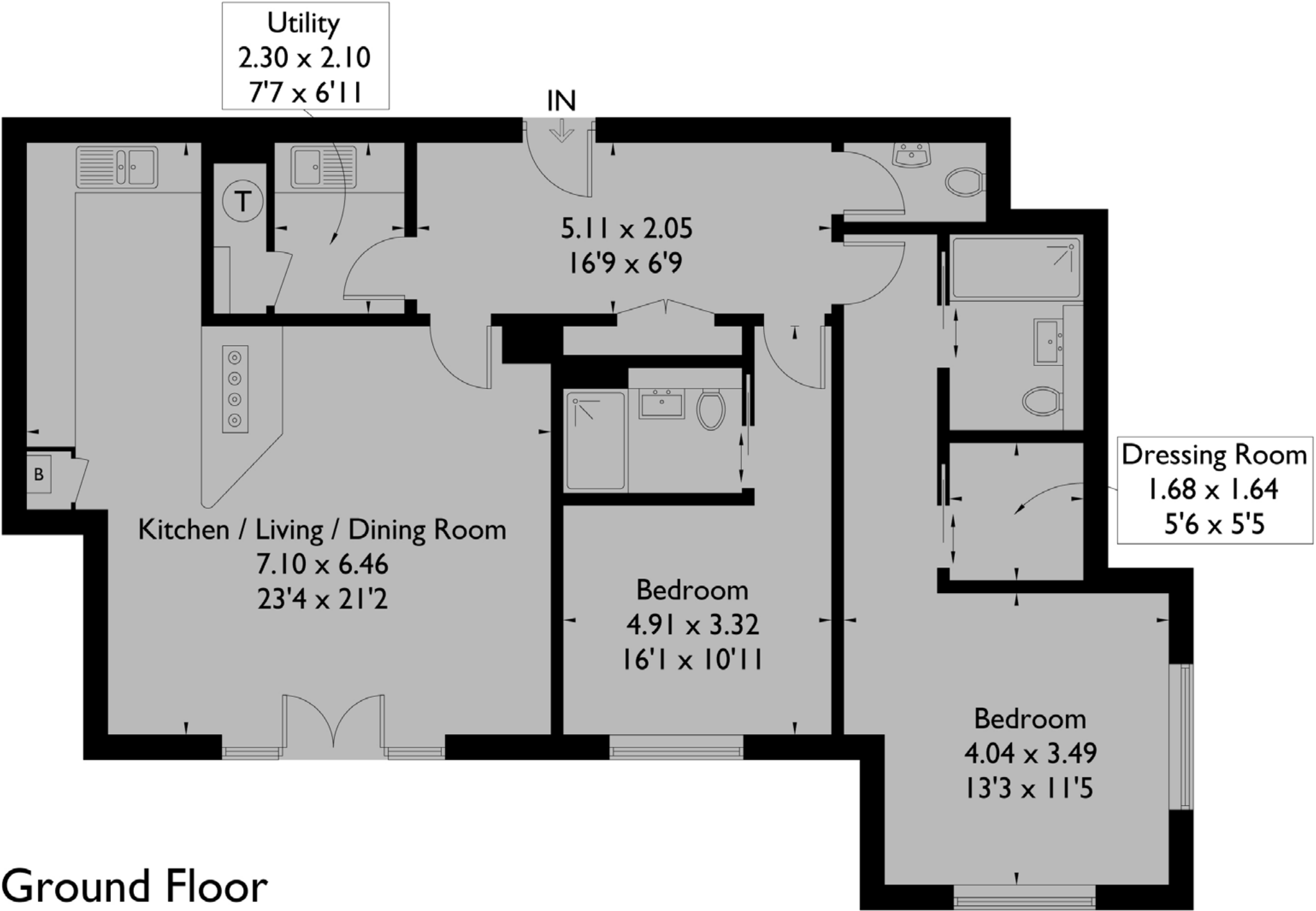
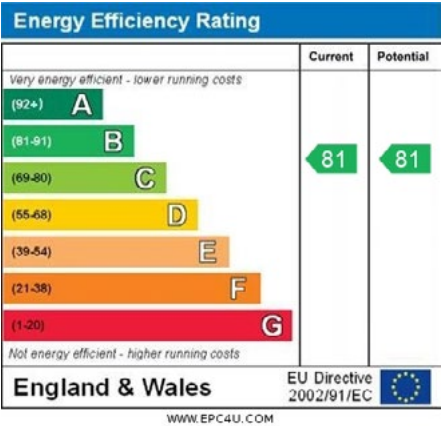
Floorplan

Apartment 3, 80 Crosstrees,
Lilliput Road, Canford Cliffs, Poole, BH14 8FS

GROSS INTERNAL AREA

Apartment: 1,043 sq. ft / 97 m²

Sizes and dimensions are approximate, actual may vary.



Ground Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 201584

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

Crosstrees is a highly sought after development in Canford Cliffs that abuts the prestigious Parkstone Golf Course. It is made up of four individual blocks and sits amongst the trees in beautifully manicured grounds.

This stunning ground floor apartment is in block 80 and it extends to 1,043 square feet. The accommodation includes a large open plan living space, zoned for kitchen, dining and living, two bedrooms, each with their own en suite bathroom and a separate WC and utility room. It has been beautifully styled by the current owner and offers a calm and relaxed feel.

It benefits from one parking space in the secure underground car park where there is also a lockable store room suitable for bikes / paddle boards etc.

The amenities of both Canford Cliffs and Lilliput are within easy reach, as are the golden beaches that the area is famous for. This could make a wonderful main or second home.

Details

Guide Price:

£535,000

Tenure:

Leasehold

Lease Length:

250 years

Maintenance:

TBC

Ground Rent:

TBC

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty:

Main Home

£16,750**

Additional Home

£43,500**

** based on guide price, correct as at 1.04.25

Local Authority:

BCP Council

Council Tax:

Band F

2024/2025

£3,102.30pa***

*** Amount shown is for a main home, please seek advice for additional home.

Services:

Mains gas, electricity, water and drainage

Key features

- + Stunning ground floor apartment
- + Highly sought after development
- + Extends to 1,043 square feet
- + Open plan living
- + Two bedrooms, both with en suites
- + Separate WC and utility room
- + Secure underground parking
- + Lockable store room
- + Close to Canford Cliffs Village
- + Beaches nearby

Our team



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