



LUXURY &  
PRESTIGE

Apartment 10, 101 Lilliput Road, Canford Cliffs  
Poole, Dorset, BH14 8FH











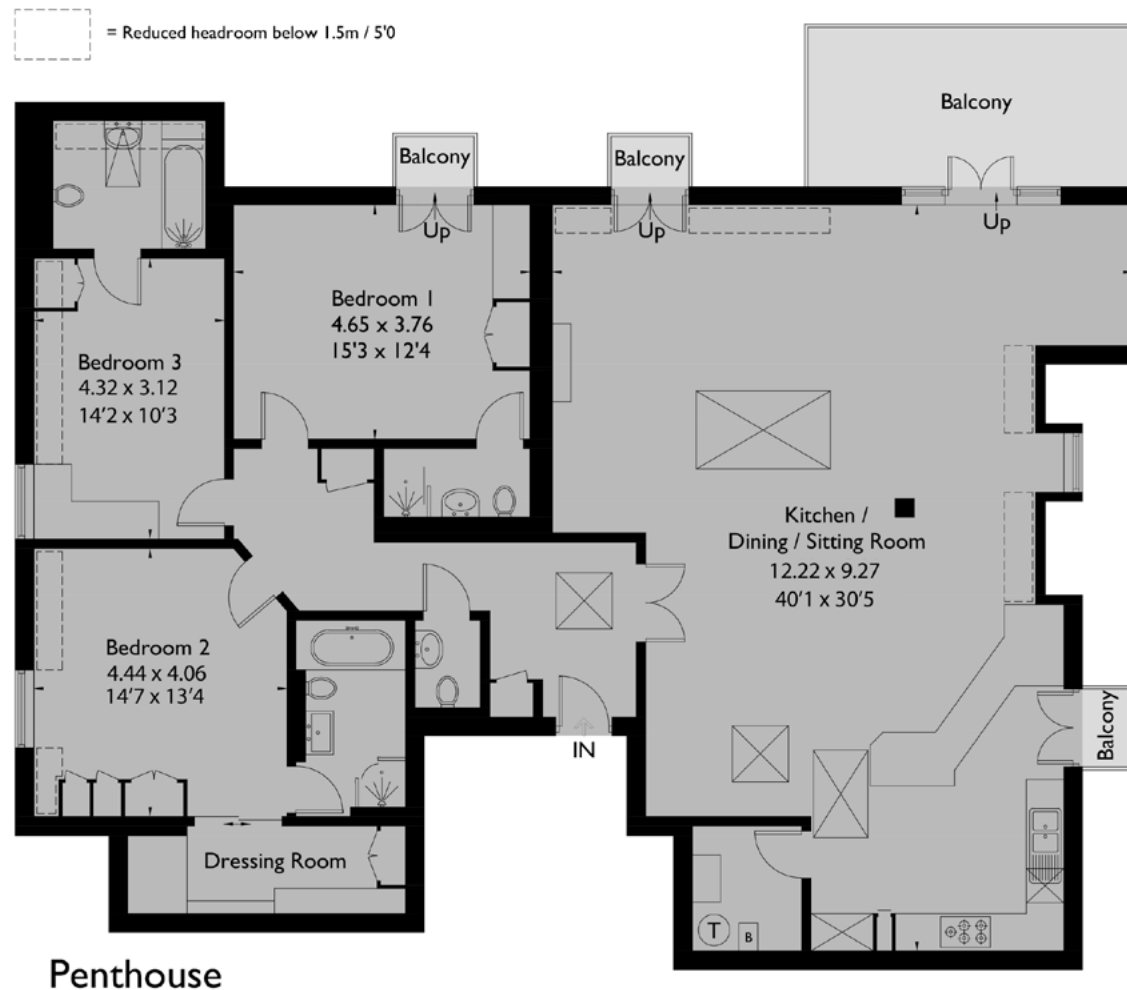




## Apartment 10, 101 Lilliput Road, Poole, BH14 8FH

Approximate Gross Internal Area = 179.9 sq m / 1936 sq ft

Balcony areas = 16.8 sq m / 181 sq ft



This floorplan was redrawn from floorplans supplied by the vendor and Luxury & Prestige take no responsibility for their accuracy.

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.

# WHAT YOU NEED TO KNOW

## OUR THOUGHTS

This good looking mansion style block of luxury apartments occupies an enviable position adjoining Parkstone Golf Club and is set in landscaped grounds. At one end of the road there is Lilliput village with its bustling parade of shops and cafes (not to mention Salterns Marina nearby) and at the other there is a short walk to Canford Cliffs village and of course the ever popular Compton Acres, known for its ornamental gardens. Naturally, the penthouse occupies the best position within the development with a total of four balconies, three of which face west and benefit from an especially pleasing view of the well tended greens and fairways. The accommodation extends to around 1,940 square feet and it features an especially large open plan kitchen family room which zones very easily for informal dining and sitting. Large skylights ensure the apartment is as light and airy as one would expect and each of the bedrooms benefits from en suite facilities. There is a lift in the communal lobby with access to all floors including the basement where there are two parking spaces and a store. The penthouse is also sold with a share of the freehold.

## FEATURES & SPECIFICATION

- Luxurious top floor apartment
- Three bedroom suites
- Extends to 1,940 square feet
- Four balconies
- Golf course views
- Large open plan living area
- Two underground parking spaces
- Secure lockable store room
- Prestigious location

# THE IMPORTANT FACTS

**Guide Price:** £840,000

**Tenure:** Share of Freehold

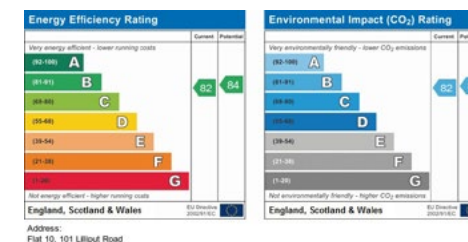
**Stamp Duty:** Main Home £32,000\*  
Additional Home £57,200\*  
(\* based on guide price)

**Lease Length:** 999 yrs from 1st Jan 2010

**Maintenance:** £4,600pa

**Council Tax:** TBC

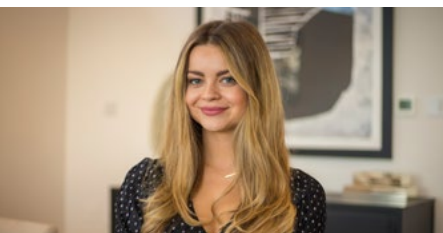
## Energy Performance Certificate:



# ANY QUESTIONS?



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## IN PERSON:

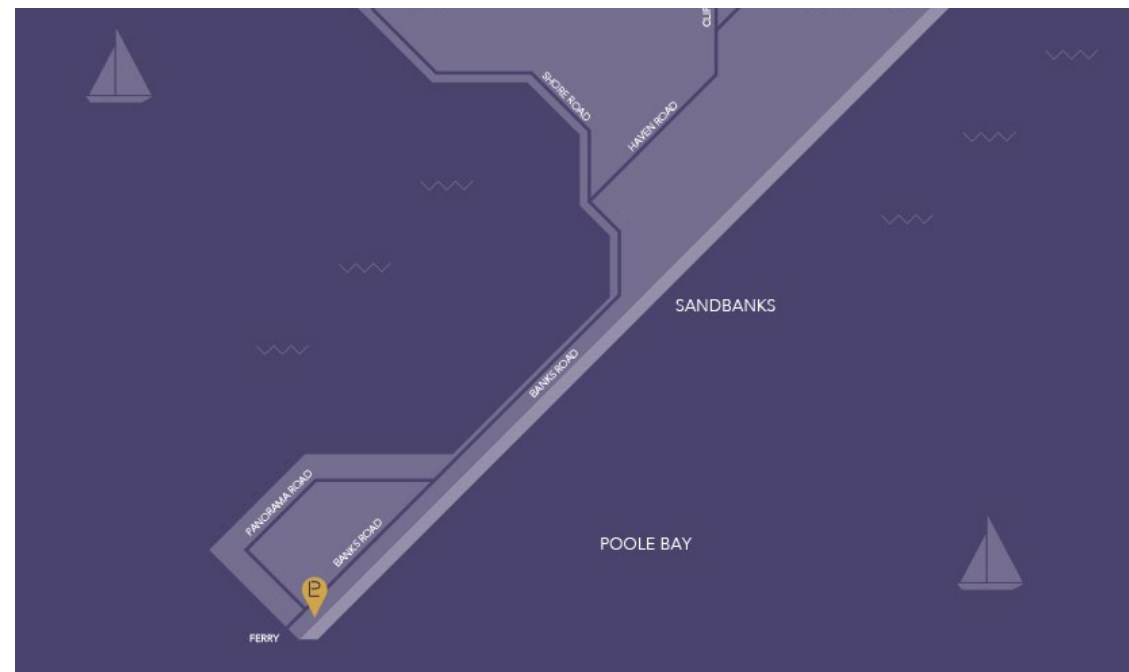
We are located at the Haven Business Centre, Banks Road, Sandbanks, BH13 7QL, just before the Sandbanks Ferry. We would love to see you for a cup of tea or coffee at The Haven Hotel.

## BY PHONE:

01202 007373

## BY EMAIL:

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A short film introduction to this property can be found at: [www.vimeo.com/303725121](https://www.vimeo.com/303725121)

Property Reference: 0256

### 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.