

1 Imperial Heights

105 Lilliput Road
Canford Cliffs, Poole
Dorset BH14 8JY



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Price Guide £650,000

Situated close to the 18 hole Parkstone Golf Course, Imperial Heights is a modern development of 8 stylish apartments set in perfectly manicured landscaped grounds in close proximity to Canford Cliffs, one of Poole's most affluent areas.

The local sandy beaches are easily accessible and close by is 'The Village' where an array of amenities including a convenience store, post office, hair/beauty salons, bakeries, coffee shop and plenty of other places to eat and drink can be found.

Within the property there are a number of noteworthy features including underfloor heating, hallway LED runway lighting, video entry phone system and intruder alarm. There is plenty of storage and fully tiled bathrooms with high-end sanitary ware by Duravit.

SUMMARY OF ACCOMMODATION & FEATURES

Elevated garden apartment

3 double bedrooms, 3 bathrooms (2 en-suite)

Allocated underground parking

Personal store room & communal bike store

Visitor parking

Lift serving all floors

Pets allowed under licence

Close to Canford Cliffs beach





With spacious accommodation extending to 1,337 sq ft, Apartment 1 is offered for sale with no forward chain and is immaculately presented throughout.

The main open plan living space is zoned for living and dining and the kitchen is well equipped with high end appliances and a granite topped breakfast bar.

From the living area there is access to the private rear patio boasting a picturesque outlook, a perfectly tranquil spot in which to relax and unwind.

There are three double bedrooms, two of which open to the front facing balcony and come with their own dressing areas and en-suite bathrooms.

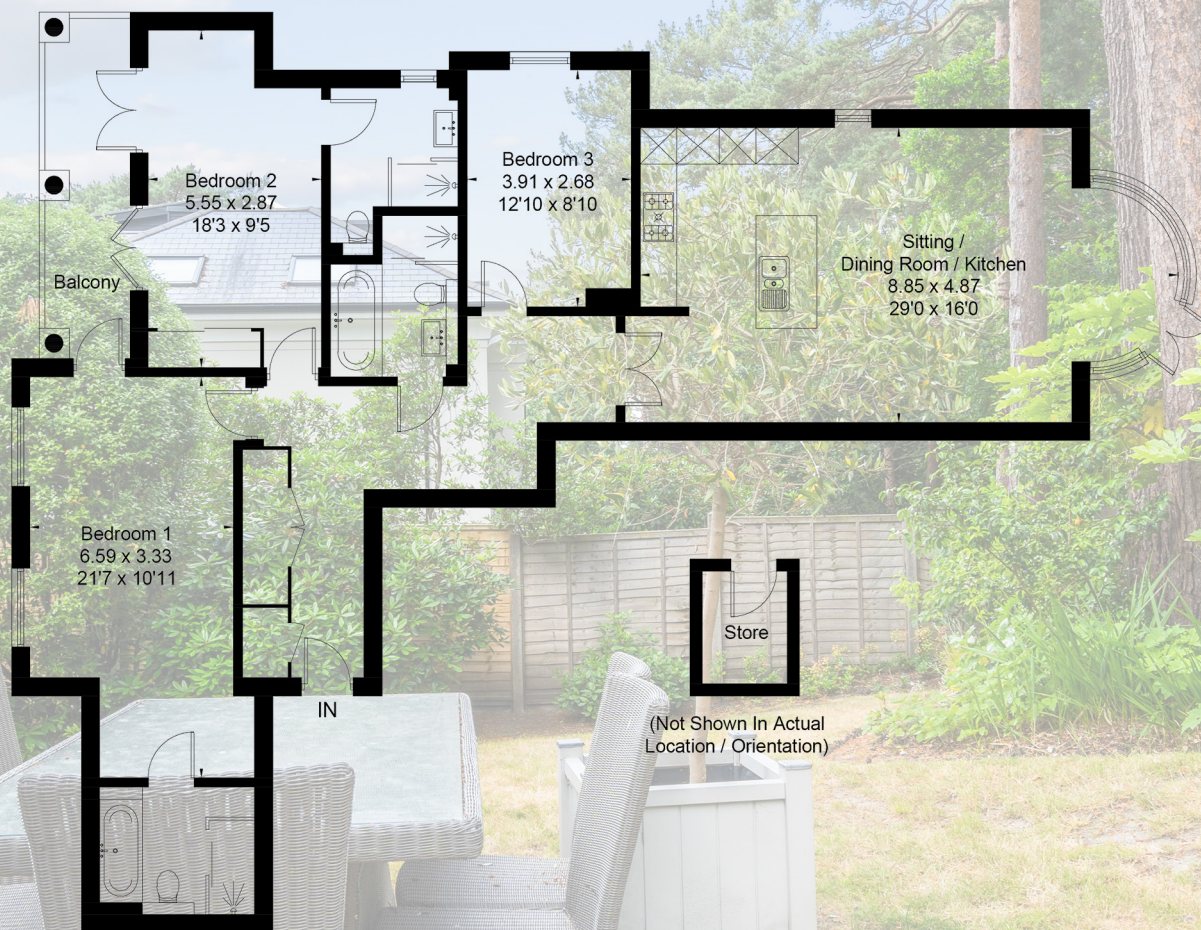
The family bathroom serves bedroom 3 and there is a useful utility cupboard with plumbing for a washing machine and space for a tumble dryer.

The world renowned Sandbanks Peninsula and Poole Harbour are a little over a mile away and offer glorious award winning safe and sandy beaches, yacht clubs and marinas as well as an abundance of water sport facilities.

Lilliput is also close by and here you will find Salterns Marina, two mini supermarkets, surf and bike shops as well as the Koh Thai restaurant, Longs fish & chip takeaway and the award winning Mark Bennetts artisan bakery and coffee shop.



Approximate Area = 124.2 sq m / 1337 sq ft
Store = 2.6 sq m / 28 sq ft
Total = 126.8 sq m / 1365 sq ft



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 320579

Lloyds Property Group

PROPERTY NAME

1 Imperial Heights

LOCATION

Canford Cliffs

BH14 8JY

APPROXIMATE MEASUREMENTS

124.2 sq m / 1337 sq ft

Store - 2.6 sq m / 28 sq ft

Total = 126.8 sq m / 1365 sq ft

VIEWING ARRANGEMENTS

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Illustration for identification purposes only, measurements are approximate, not to scale