

1 Imperial Heights

105 Lilliput Road

Poole, Dorset

BH14 8JY



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Guide price £695,000

Imperial Heights is a stylish development of 8 apartments set in perfectly manicured grounds in Canford Cliffs, one of Poole's most affluent areas. The glorious sandy beaches are easily accessible and close by is 'The Village' where an array of amenities including a post office, hair/beauty salons, bakeries, coffee shops and plenty of places to eat and drink can be found.

Summary of Accommodation

- Elevated garden apartment
- 3 double bedrooms • 3 bathrooms (2 en-suite)
- Recently refurbished kitchen
- Allocated underground parking
- Car charging point
- Personal store room & communal bike store
- Visitor parking
- Lift serving all floors
- Pets allowed under licence
- Close to Canford Cliffs Village & beach





With accommodation extending to 1,337 square feet, with the open plan lifestyle room zoned for living and dining. 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 en-suites. The family bathroom serves bedroom 3 and there is a useful utilities cupboard with space and plumbing for a washing machine and tumble dryer.

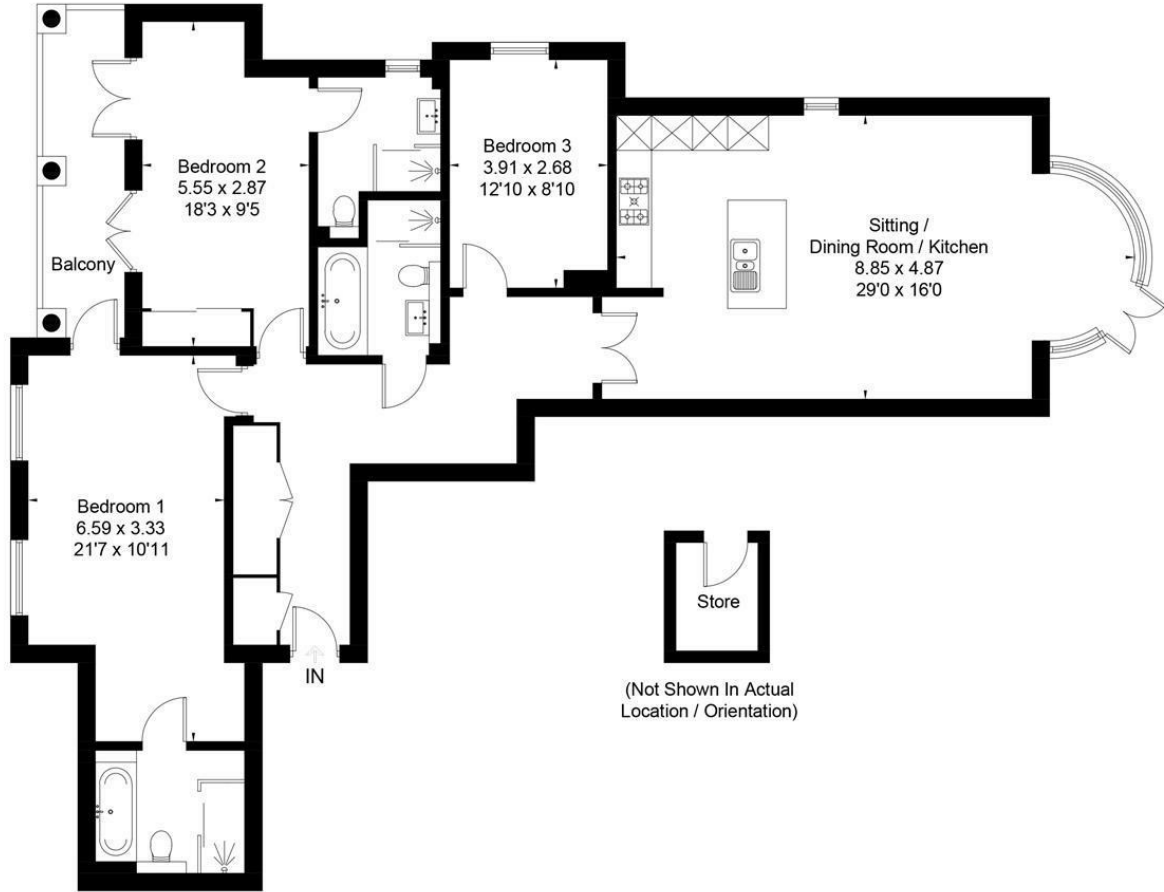
Within the property, noteworthy features include underfloor heating, new flooring, hallway LED runway lighting, video entry phone system, intruder alarm, plenty of storage and fully tiled bathrooms with high-end sanitary ware by Duravit.



The world famous Sandbanks Peninsula and Poole Harbour are a little over a mile away and offer safe and sandy beaches, yacht clubs, marinas as well as an abundance of water sports.

Lilliput is a little under a mile away 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

TOTAL FLOOR AREA

1337.00 sq ft

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

LOCATION

BH14 8JY

COUNCIL TAX

Band G BCP(Poole)

Ref: 3560

Monday - Friday 09:00 - 18:00

Saturday 10:00 - 16:00

Sunday By appointment only

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