

# Flat 3 Salterns Court

Sandbanks Road

Poole, Dorset

BH14 8HS





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*Offers in the region of £300,000*

An incredibly spacious two double bedroom apartment with superb outside space situated in the vibrant Lilliput Village. Only moments walk from the waters edge and with a plethora of local amenities and transport links, this apartment comes highly recommended. The apartment is offered with a Share of Freehold and has a wonderful south facing aspect, allowing for plenty of sunlight.

## *Summary of Accommodation*

Desirable two double bedroom first floor apartment with room to improve

Spacious kitchen

No forward chain • Share of Freehold

Two private southerly facing balconies

Lift and stair access

Private garage

Central heating and hot water included in service charge

Walking distance to a wide range of local amenities and award winning beaches







Entry is granted via a communal hallway which has a central lift and stairs leading to the first floor. On entering the property there is a private hallway with a useful storage cupboard that leads to the generous living/dining room.

The living/dining room allows plenty of light from large windows that benefit from a southerly aspect and there are also two further doors that lead out to two private balconies.

The kitchen offers plenty of space and comes equipped with a comprehensive range of units and appliances. The main bedroom has fitted furniture with a central vanity area and the second bedroom is also a comfortable double. Both bedrooms have shared use of the well appointed bathroom.

Both balconies have plentiful space for a table and chairs and further to your own private outside space the development has well-tended communal gardens.

The property is also conveyed with the benefit of a garage and the central heating and hot water are included within the maintenance fee.

Service Charge: circa £4,000 per annum





**Total Area: 78.0 m<sup>2</sup> (excluding balcony)**  
 All measurements are approximate and for display purposes only

## Lloyds Property Group

PROPERTY NAME

**Flat 3 Salterns Court**

LOCATION

**BH14 8HS**

TOTAL FLOOR AREA

**839.00 sq ft**

COUNCIL TAX

**Band D BCP (Poole)**

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3618

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

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