



*Flat 6 Salterns Court*

14 Sandbanks Road, Lilliput, Poole, BH14 8HS



EST. 1977

KEY DRUMMOND

ESTATE AGENTS





# Flat 6 Salterns Court

14 Sandbanks Road, Lilliput, Poole, BH14 8HS

Second floor apartment located on Sandbanks Road in the desirable area of Lilliput overlooking Poole Harbour providing just under 1000 sq ft of accommodation.

- Balcony
- Garage
- Harbour Views
- Spacious Apartment
- Storage
- Unfurnished

Local Authority BCP, Tax Band D, Tenure:





## *Property Comprises*

Upon entering, you are greeted by a spacious reception room providing open plan living with fitted kitchen, dining area and living room complete with dual aspect large windows flooding the room with light. The apartment boasts two well-appointed bedrooms complete with storage and both offering the views and a main family bathroom with further storage.

One of the highlights of this property is the balcony that provides stunning views across the marina, allowing you to enjoy the picturesque surroundings right from the comfort of your own home.

Additionally, the presence of a lift makes accessing the second floor convenient, plus a single garage and parking for one car to the rear which is on a first come first serve basis.

Don't miss out on the opportunity to rent this delightful apartment with its fantastic views and convenient location.

Available on an unfurnished basis from 1st July.

Please note, an additional £100pcm will be required for the cost of water and heating.

EPC Rating - TBC

Council Tax Band - D

## *Location*

Lilliput is a sought after district of Poole and has a shoreline within Poole Harbour. The property is close to Salterns Marina and Evening Hill which has a viewing point offering stunning views across to Sandbanks, Brownsea Island and The Purbecks. There are lots of social activities in the Lilliput area, including Parkstone Yacht Club, Parkstone Golf Course and several marinas as well as local shops and good eateries. The Bournemouth Wessex Way is close and gives direct access to the A31 onto the M27 motorway with London approximately 2 hours commute. There is also the mainline train station to London in 2 hours from Parkstone Station.







## *Property Requirements*

No Pets

No Smokers

You must be able to pass a credit check to rent this property.  
Affordability calculated that annual income exceeds 30 x monthly rental (£48,000)

## *Key Drummond Properties*

To see our properties before they go on the market please like us on Facebook (Key Drummond Letting Agents) & Instagram (keydrummondlettings).

## *Copyright*

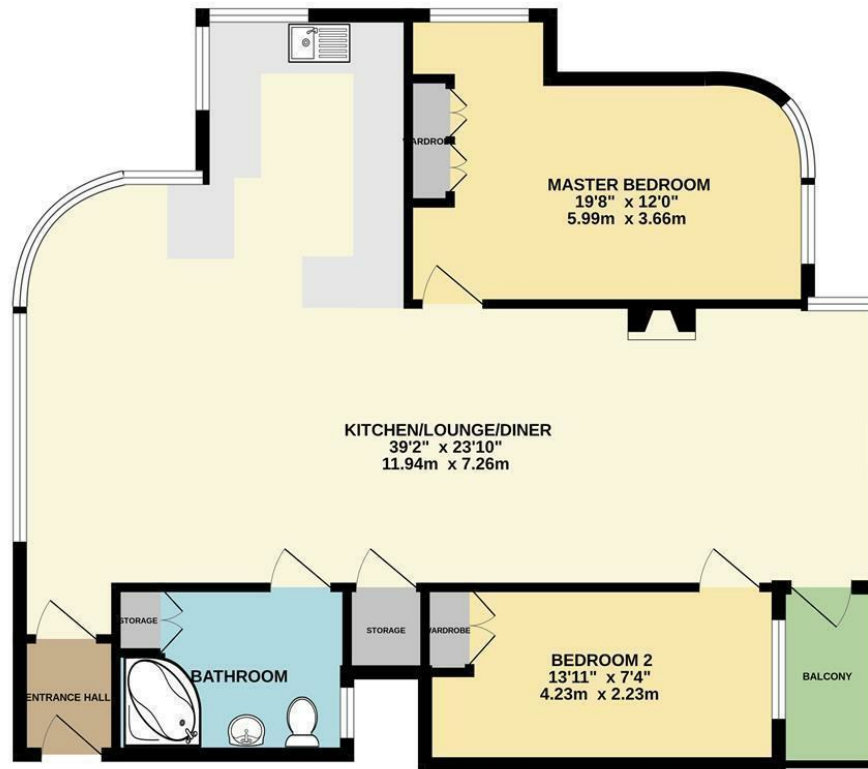
All photos, video, and drone footage are copyrighted by Worldwide Property Sales TA Key Drummond Estate Agents. All rights reserved.

Any redistribution or reproduction of part or all of the contents in any form is prohibited other than the following:

1. You may print or download to local hard disk extracts for your personal and non-commercial use only
2. You may copy the content to individual third parties for their personal use, but only if you acknowledge Key Drummond as the source of the material

You may not, except with our express written permission, distribute or commercially exploit the content. Nor may you transmit it or store it on any other website or another form of the electronic retrieval system.

## SECOND FLOOR



TOTAL SQFT: 980 SQFT | 91 SQM

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



01202700888

[lettings@keydrummond.com](mailto:lettings@keydrummond.com)

19 Haven Road, Canford Cliffs, Dorset, BH13 7LE