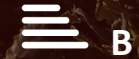




2 Salterns Way  
, Poole, BH14 8JS

Asking price £950,000





## 2 Salterns Way

, Poole, BH14 8JS

The St Quintin Property Group are pleased to offer for sale this 3 bedroom luxury top floor apartment located on one of the UK's most desirable stretches of coastline in the heart of Lilliput.

Nestled between the golden sands of Sandbanks Beach and bustling Salterns Marina, a number of distinguished restaurants line the shore.

Interior Finishes - Led/ Fan for circulation throughout the whole apartment, Modern grey veneer internal doors with contemporary furniture Luxury Kardean flooring to entrance hall, kitchen and living areas, deep pile fitted carpets to all bedrooms. Latest LED electric fanlights fitted in all rooms central ceiling. Kitchen and Utility - Custom designed by Armony with real wood flooring and lacquer finishes, soft close doors and large pan drawers, modern profile quartz worktop and upstands, under mounted granite sink, Miele oven, combination microwave oven and panoramic induction hob together with integrated full height larger freezer and wine cooler, feature dropped ceiling detail above hob with recessed LED lighting to flush ceiling mounted extractor fan, concealed LED worktop lighting  
Bathrooms & En-suites - High specification bathroom suites including Duravit sanitaryware and units with real wood finish and feature backlit mirror. Vado concealed thermostatic shower and bath valves with rainfall showers and separate wall mounted shower heads, wall mounted WCs with soft-close seats, heated towel rails, porcelain floor and wall tiling. Balcony accessed via sliding aluminium glazed doors, balconies and terraces finished with rectified porcelain tiles, frameless glass balcony balustrades and privacy screens, feature LED downlighting.







Kitchen/Living Room  
32'6" x 14'3" (9.91 x  
4.35)

Master Bedroom  
20'10" x 10'8" (6.37 x  
3.27)

Bedroom 2  
10'1" x 12'4" (3.09 x  
3.77)

Bedroom 3  
10'1" x 11'3" (3.09 x  
3.45)

Balcony  
323 (98.45m)

## Viewing

Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.

Total area: approx. 110.3 sq. metres (1187.6 sq. feet)  
 While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no guarantee is taken for error, omission or misstatement. 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.  
 Plans produced using PlanUp.



## Area Map



Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	85
Potential	85

EU Directive 2002/91/EC

England & Wales

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.