



## *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

**\*\*STUNNING VIEWS\*\*** A SECOND FLOOR TWO BEDROOM APARTMENT located in LILLIPUT VILLAGE. The property boasts spacious accommodation throughout and benefits from OPEN PLAN LIVING, GARAGE and HARBOUR VIEWS.

- SOUTH/WEST FACING BALCONY
- HARBOUR VIEWS
- SPACIOUS ACCOMMODATION
- SHORT WALK TO SALTERNS MARINA
- OPEN PLAN LIVING
- LILLIPUT VILLAGE

Local Authority BCP, Tax Band D, Tenure: Share of Freehold



## *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 to the rear which is on a first come first serve basis.

EPC Rating - TBC

Council Tax Band - D

Maintenance Costs: Circa £4,000 - Includes hot water and heating.

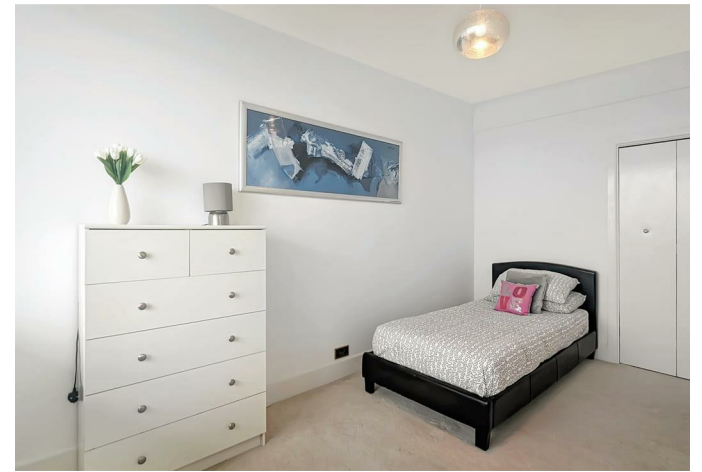
Tenure: Share of Freehold

Lease Length: TBC

## *Lilliput*

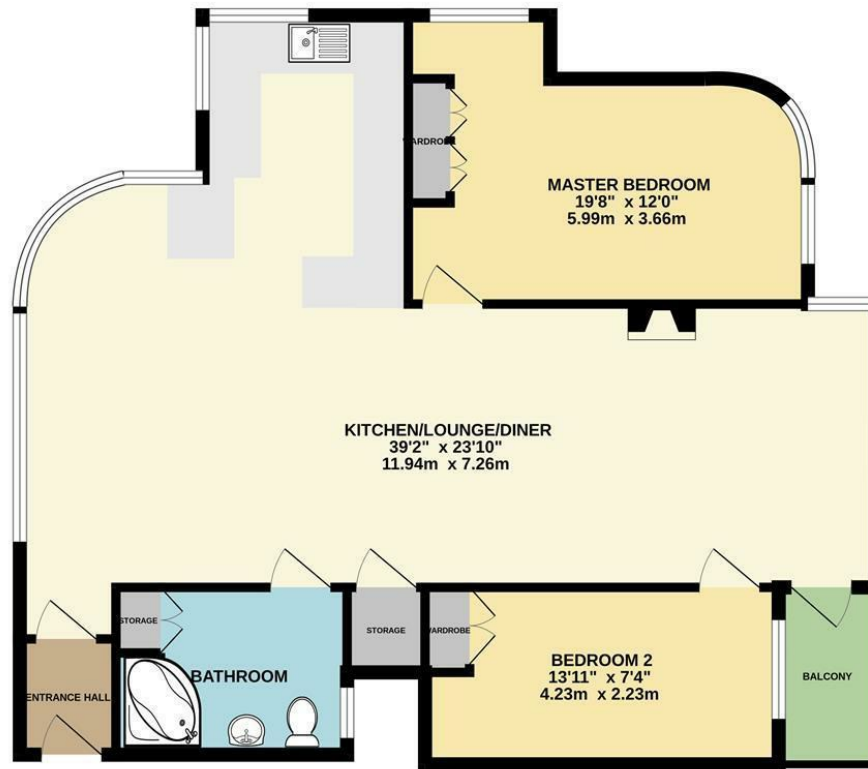
The property is located in the heart of Lilliput and within a short level walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, restaurants & cafes including an award winning patisserie. Close by is the renowned Parkstone





Bay Marina offering superb boating facilities as well as the highly regarded South Deep Café set on a beautiful waterfront location with indoor and outdoor seating. The prestigious Parkstone Golf Club and the blue flag beaches of Sandbanks are just a stone's throw away. At the end of The Sandbanks Peninsula is the chain link ferry giving vehicular and pedestrian access to the many miles of National Heritage coastline of the Isle of Purbeck. Lilliput is ideally located for those needing travel connections to London and into Europe. London Waterloo can be reached in under two hours via train or road. Bournemouth International Airport offers both internal and international flights to a variety of destinations.

## 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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