

PS

Flat 1, 101 Lilliput Road, Lilliput, Poole, BH14 8FH
£550,000

PS



Flat 1, 101 Lilliput Road

Situated in one of Poole's most sought-after addresses, this spacious two-bedroom, two-bathroom garden apartment offers contemporary living just a short walk from Canford Cliffs village. Extending to around 900 sq ft, the apartment is set within a well-maintained development and benefits from a private terrace with direct access to the landscaped communal gardens.

- Stunning two bedroom ground floor apartment
- Exclusive development of only 10 apartments
- Private terrace from both the Living room and the principal bedroom
- Newly fitted kitchen appliances
- Contemporary bathroom and ensuite
- Secure underground parking, EV charger & allocated storage room
- Sought after location only 15 minutes from Canford Cliffs Village
- No forward chain
- Approx. 900 sq. ft.
- Share of Freehold maintenance charge: £2,688
- Service charge £2,690 per annum
- Pet friendly and no holiday lets
- Council Tax Band: D £3257
- EPC Rating: C



The open plan living, dining, and kitchen space is designed for modern living, with shaped glazed doors leading onto the terrace, creating a seamless indoor-outdoor flow. Both double bedrooms include high-quality fitted wardrobes, with the principal suite also enjoying access to the terrace and a sleek en-suite shower room. A second family bathroom serves bedroom two. Underfloor gas central heating and recessed downlighting run throughout, contributing to a refined and efficient specification.

This property has been in the same ownership since new, making it a rare opportunity in such a desirable location. Ideal for those seeking a low-maintenance home close to the coast.

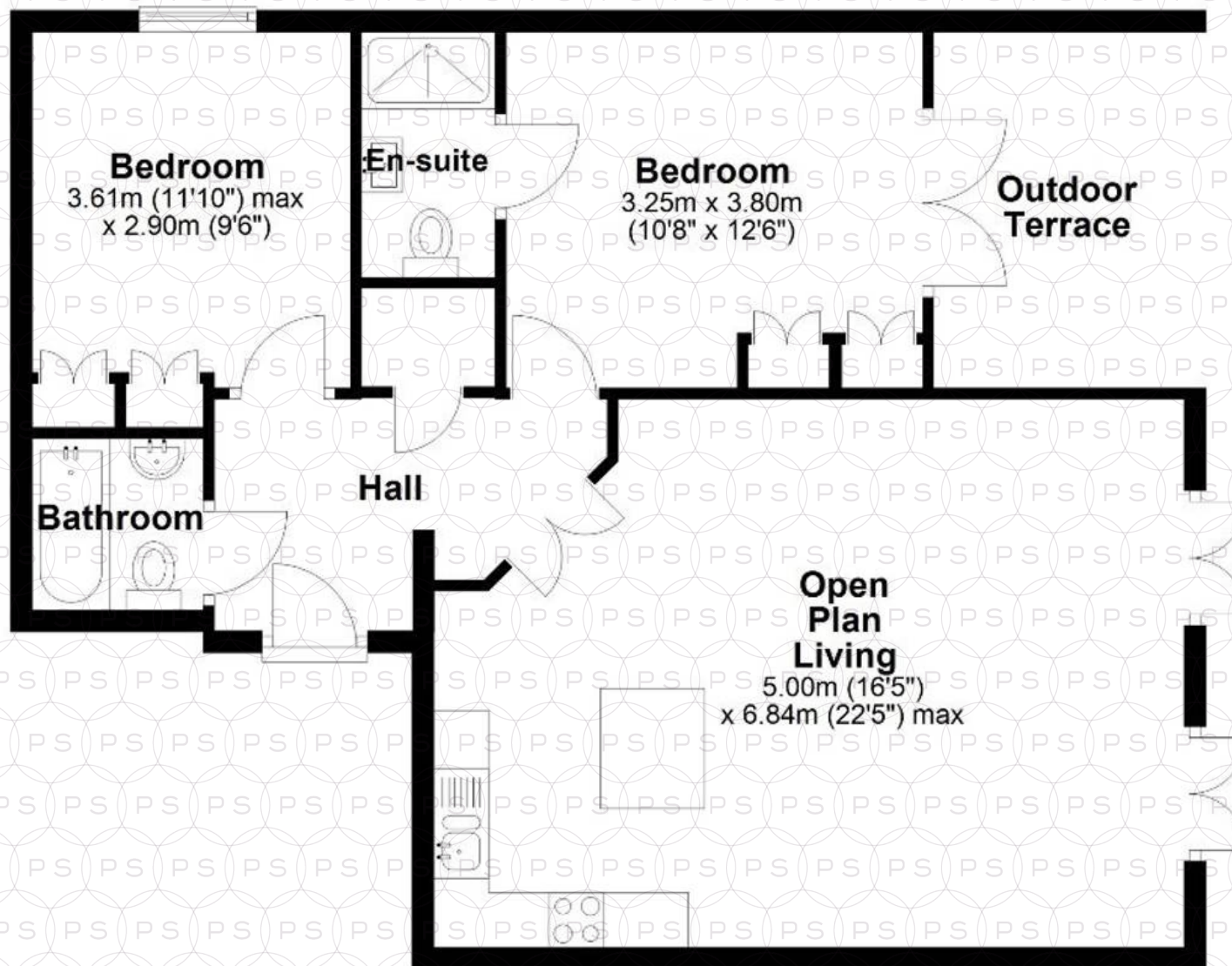
Location

Positioned on prestigious Lilliput Road, this apartment is less than 800 metres from Canford Cliffs village, where you'll find boutique shops, cafés, and restaurants. The golden beaches of Sandbanks are just over a mile away. Excellent transport links to London are available via Parkstone or Branksome railway stations, both under 2 miles away.



Ground Floor

Approx. 76.9 sq. metres (827.3 sq. feet)



Total area: approx. 76.9 sq. metres (827.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm/3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.