



SALTERNS WAY,
LILLIPUT











DETAILS

EXCEPTIONAL VALUE Situated in the highly sought-after Salterns Marina, this beautifully presented third floor apartment offers a rare opportunity to acquire an elegant waterside residence with exceptional views across Salterns Marina and Poole Harbour. Immaculately maintained and thoughtfully updated, this two bedroom, two bathroom home presents the perfect coastal retreat - ideal as a main residence or a luxurious lock-up-and-leave holiday escape.

Occupying a prime position on the third floor, this impressive apartment enjoys breath-taking vistas from the principal rooms, capturing the ever-changing scenery of boats on the marina and sweeping views over Poole Harbour.

The interior has been tastefully modernised, including a stylish, recently fitted kitchen and two elegant bath/shower rooms. The spacious layout comprises two well proportioned double bedrooms, with the principal suite benefitting from an en-suite shower room.

The open-plan living/dining area flows seamlessly onto a private balcony - perfect for morning coffee or evening sundowners while overlooking the water.

Residents benefit from secure parking, additional visitor spaces and direct access to a private sandy beach bordering the tranquil waters of the Blue Lagoon.

Salterns Point enjoys an enviable location just a short stroll from Lilliput Village, home to a range of charming independent shops and eateries including the award-winning Mark Bennetts Patisserie, Rockets & Rascals coffee shop, Koh Thai restaurant and local convenience stores.

The apartment is within easy reach of both Canford Cliffs and Ashley Cross - two of Poole's most desirable village settings. Parkstone station provides direct rail links to London Waterloo in under two hours, while the stunning Blue Flag beaches of Sandbanks lie just south of the development, offering miles of golden sands and world-class water sports facilities.

TENURE: Shared Freehold

No short term holiday lets are permitted. Pets by licence.

SERVICE CHARGE APPROX £3025.00 pa

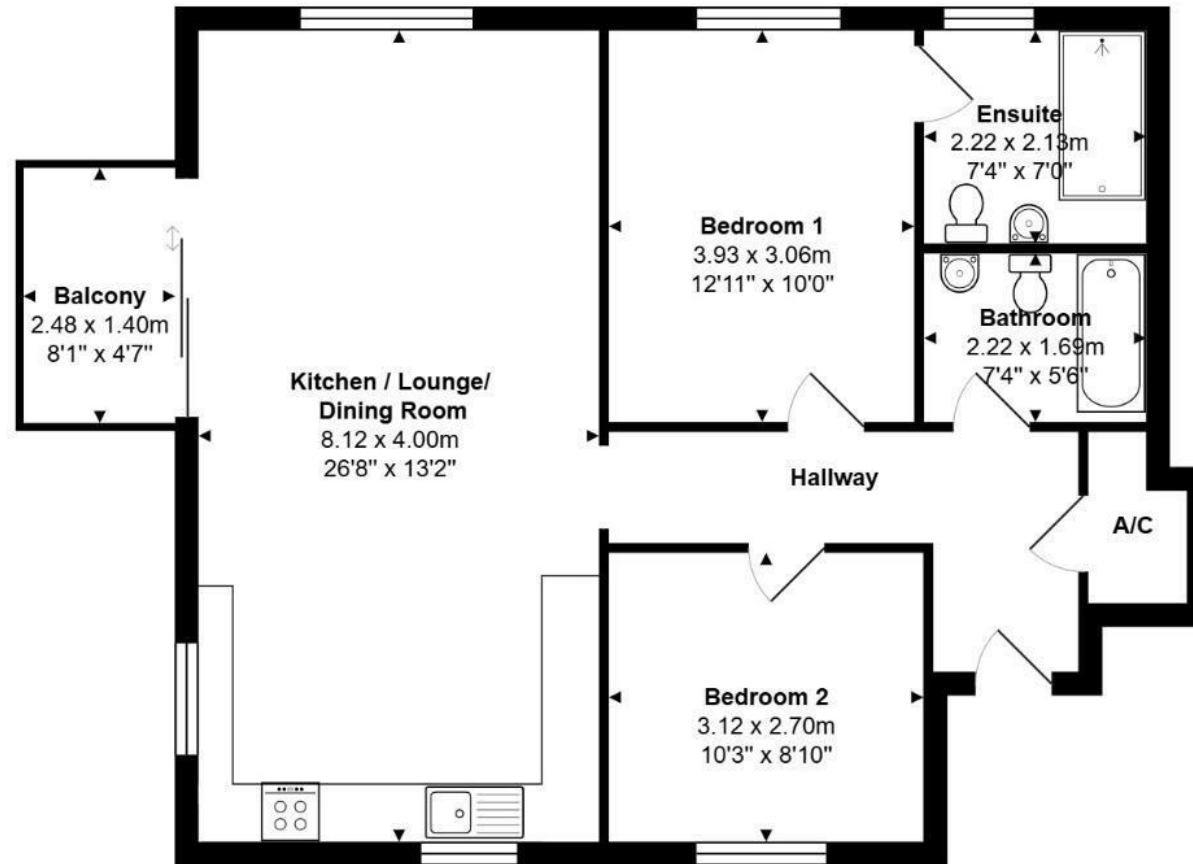
Some images have been virtually staged.

AT A GLANCE

Offers in excess of:	£500,000
Tenure:	Leasehold - Share of Freehold
Stamp Duty:	£15,000 main home
Local Authority:	BCP Council
Council Tax:	£2,933.31 Band E

KEY FEATURES

- 2 double bedrooms
- 2 bath/shower rooms (1 en-suite)
- Recently fitted contemporary kitchen
- Private balcony with harbour aspect
- Secure parking & allocated space
- Residents' access to sandy beach on the Blue Lagoon
- Newly refurbished communal entrance hall with Lift access
- Stunning panoramic views of Salterns Marina



Total Area: 72.9 m² ... 785 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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