



TOTAL APPROX. FLOOR AREA 952 SQ.FT. (88.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Offices at:

19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE
113 Commercial Road, Ashley Cross, Poole, BH14 0JD
14 Dorchester Road, Oakdale, Poole, BH15 3JY

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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Flat 6, The Patchins, 331 Sandbanks Road, Lilliput, Poole BH14 8HZ £395,000 Share of Freehold

A large 2 double bedroom 1st floor apartment being close to SHOPS and BEACH. Large KITCHEN BREAKFAST ROOM, ENSUITE to master bedroom, GARAGE and PARKING.

- TWO DOUBLE BEDROOMS
- CLOSE TO LILLIPUT SHOPS
- ENSUITE & BATHROOM
- GARAGE IN BLOCK
- CLOSE TO BEACH

- FIRST FLOOR APARTMENT
- LARGE LOUNGE
- LIFT IN BLOCK
- KITCHEN BREAKFAST ROOM
- NEAR SANDBANKS

LOCATION:
The Patchins, is a well-positioned development situated close to Lilliput Village with Salterns Marina and a variety of shops, restaurants and amenities. School catchment area is Lilliput 1st School. Just one and a half miles to the Sandbanks Peninsula and it's well known BLUE FLAG awarded sandy beaches.

KITCHEN/BREAKFAST ROOM:
17' 7" x 9' 10" (5.36m x 3.00m)

LOUNGE/DINING ROOM:
18' 10" x 13' 3" (5.74m x 4.04m)

BALCONY:
Glazed panel balustrade. Tiled flooring.

BEDROOM ONE:
18'10 x 11' 11" into door recess (4.70m x 3.63m)

EN-SUITE:
6' 7" x 5' 4" (2.01m x 1.63m)

BEDROOM TWO:
13' 10" x 9' 11" (4.22m x 3.02m)

FAMILY SHOWER ROOM:
6' 7" x 6' 1" (2.01m x 1.85m)

GARAGE IN BLOCK:
Electric up and over door. Ample parking for residents and visitors.

MAINTENANCE
TENURE: SHARE OF FREEHOLD, Start date of Lease 1972 - 999 years.
MAINTENANCE - £1800 per annum (2 half yearly payments Mar & Sept) - No sinking fund - Comprising:- Buildings Insurance, water and Sewerage, maintenance and Cleaning Areas, gardening.
COUNCIL TAX BAND:

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A			(92-plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

