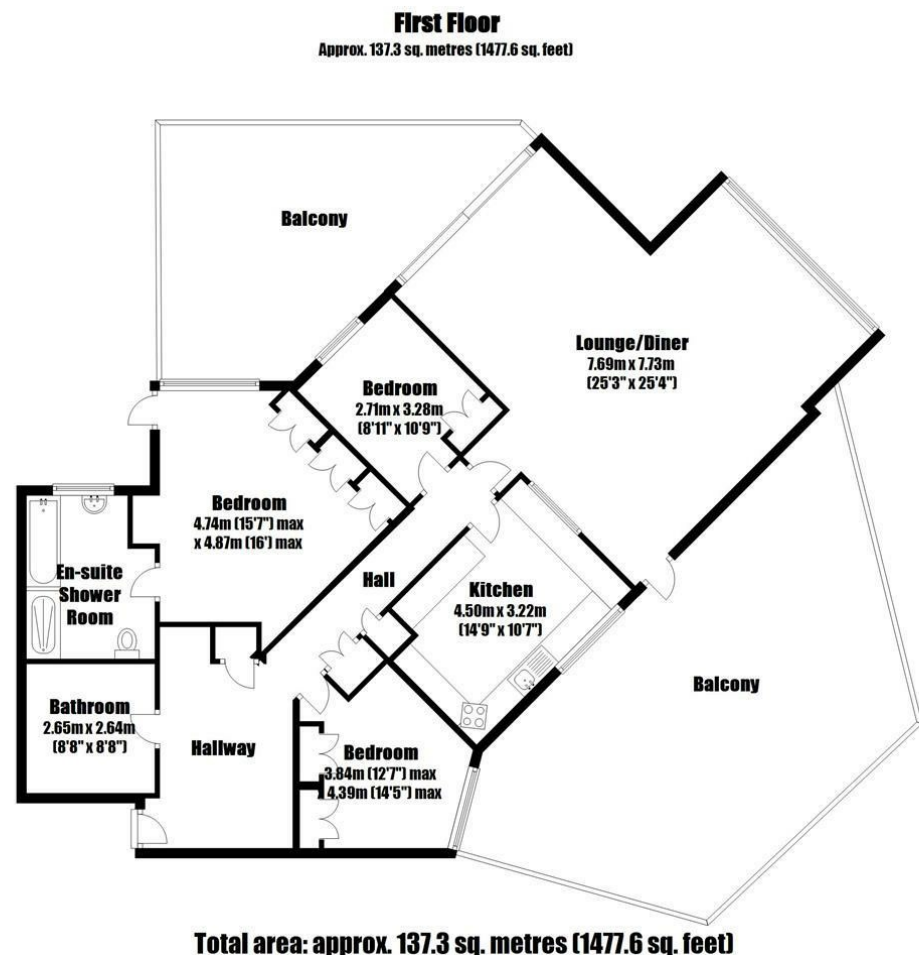


Canford Cliffs

Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com



**Total area: approx. 137.3 sq. metres (1477.6 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006) Plan produced using PlanUp.**

**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:  
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 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.



Flat 1 Salterns Point, 36 Salterns Way, Lilliput, POOLE BH14 8LN

£845,000 Share of Freehold

A large and well-presented three double bedroom, two bathroom raised ground floor apartment with some of the most breathtaking views over Poole Harbour, the Blue Lagoon and the Purbeck Hills beyond. Situated at the head of the ever popular Salterns Marina which is a 5 Gold Anchor rating marina with 275 pontoon berths and 75 swinging moorings along with a restaurant/bar.

- STUNNING HARBOUR & LAGOON VIEWS

THREE DOUBLE BEDROOMS

SECURE GARAGING

WELL PRESENTED GROUND FLOOR FLAT

ACCESS TO PRIVATE BEACH

IDEAL HOLIDAY HOME



The Area

Salterns Point is located in the heart of Lilliput in one of the area's premier positions, within a short level walk to local shops and adjacent to the renowned Salterns Marina offering superb boating facilities and the Blue Flag beaches of Sandbanks. At the end of 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, the rest of Europe and beyond. London Waterloo can be reached in under two hours via train and road and Bournemouth International Airport offers both internal and international flights to a variety of destinations.

The Property

This impressive, raised ground floor marina apartment boasts outstanding views towards Brownsea Island, Poole Harbour and the Blue Lagoon. The apartment would make ideal main or second home, set in an excellent location for a boating enthusiast and just a short walk to Lilliput parade and its local shopping and amenities including Tesco Express, the award winning Koi Noi Thai tapas restaurant, a Mark Bennett's artisan bakery and coffee shop. With internal accommodation of approximately 1477 sq ft this apartment is bright and spacious throughout with all principle rooms enjoying harbour views. The two large sun terraces are a particular feature, accessed from the main living room and master bedroom, they are ideal areas for entertaining and further benefiting from being south and west facing respectively. The property is conveyed with secure underground parking and a lock up store. Residents of the development also have use of a private beach only accessible from the grounds of the Salterns Point development.

Entrance Hallway

Kitchen

14'9" x 10'7" (4.50m x 3.23m)

Lounge/Diner

25'3" x 25'4" (7.70m x 7.72m)

Master Bedroom

15'7" x 16' (4.75m x 4.88m)  
with fitted wardrobes.

En-Suite Shower Room

Bedroom Two

10'9" x 8'11" (3.28m x 2.72m)  
with fitted wardrobes

Bedroom Three

12'7" x 14'5" (3.84m x 4.39m)  
with fitted wardrobes.

Bathroom

Area Information

Poole Harbour 10 metres  
Lilliput Shops - 400 metres  
Sandbanks - 1 mile  
Poole Town Centre - 2 miles  
Bournemouth Town Centre - 4 miles  
London - 110 miles (1 hour 50 minutes by train)

All times and distances are approximate.

Maintenance Details

Tenure: Shared freehold  
Maintenance: £2,400 pa to include building insurance, window cleaning, gardening, maintenance & cleaning of communal areas and lift maintenance.  
Council Tax Band: G £2,642.90 2017/18

N.B. - Salterns Marina is likely to be redeveloped over the next few years which will only enhance the location of Salterns Point. Full plans can be found on the Borough of Poole's website. Due to the position/elevation of Flat 1, the development will have no bearing on its views.

