



LLOYDS
PROPERTY GROUP

61 Salterns Point
LILLIPUT
Price Guide £374,950

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61 Salterns Point, Lilliput, Poole, Dorset BH14 8LW

Lloyds Property Group are delighted to offer for sale this spacious, light and airy two double bedroom top floor apartment, benefiting from a separate kitchen overlooking the Blue Lagoon and marina, en-suite to master bedroom, large family bathroom and large south and east facing balcony also overlooking the marina and stunning Poole Harbour which leads off to the world famous Sandbanks Peninsula from all principal rooms.

The property is situated in the highly desirable Salterns Marina where the well known annual Sandbanks Boat Show is held. Salterns Marina is due to be upgraded to one of Europe's premier facilities with a new luxury hotel and apartments subject to successful negotiations with the Local Authority.

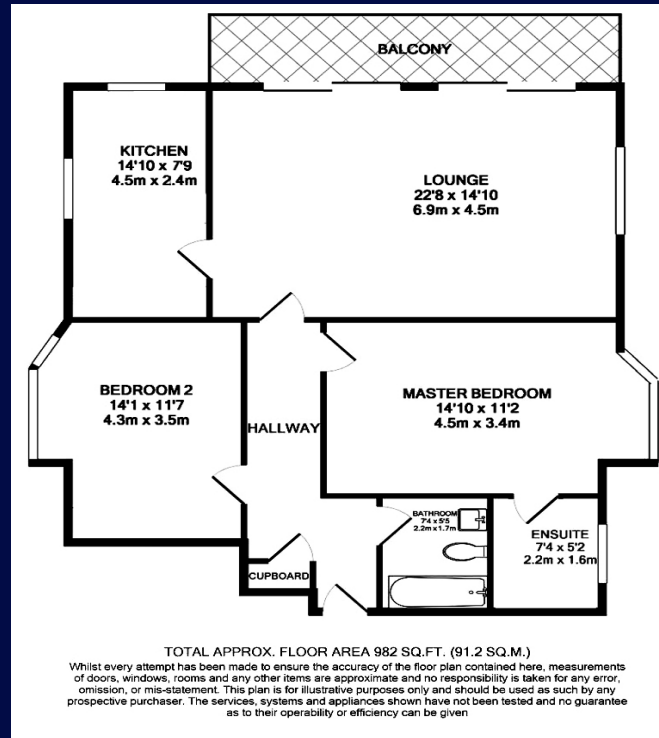
The apartment, which is offered for sale with no forward chain, is immaculately presented throughout but could benefit from further enhancements by the new owner if required.

The property would make an excellent main family home or a great second home by the sea.

The local amenities at Lilliput are a level walk away and include a Tesco Express, several hairdressers, water sports shop, coffee shop, artisan bakery as well as an excellent fish & chip shop takeaway and an award winning Thai Restaurant.

Approximately a mile away are the award winning Blue Flag safe and sandy beaches at Sandbanks, as is Canford Ciffs Village with its array of wine bars, bistros and independent local shops.

South and east facing top floor apartment
2 generous double bedrooms with en-suite to the master
Family bathroom • Secure allocated garage
Large living area with patio doors leading to the balcony



Important Notice

Lloyds, their clients and any joint agents give notice that:

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of an offer or contract and must not be relied upon as statements or representations of fact.
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Lloyds Property Group 264 Sandbanks Road, Lilliput, Poole, Dorset, BH14 8HA Ref: 3248