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Flat 49, Salterns Point, Salterns Marina, 36 Salterns Way, Lilliput, BH14 8LW

For Sale £399,950



Salterns Point

Lilliput

A spacious 2 double bedroom, second floor apartment, boasting a modern open plan kitchen breakfast room and far-reaching views over Poole Harbour towards Sandbanks Peninsula. Located in an exclusive residential development in highly regarded Salterns Marina making it an ideal second home.

- Stunning marina & harbour views
- South facing balcony
- Modern open plan kitchen room
- Communal garden & access to beach
- 2 Double bedrooms - one ensuite
- Secure allocated parking space
- No forward chain - ideal summer retreat
- Pets under licence
- Council Tax Band F - £3,466.65
- Leasehold - option to buy Share of Freehold & extend lease to 999 years
- EPC Rating: C
- Ground Rent £100 per annum
- Maintenance £4,248.58

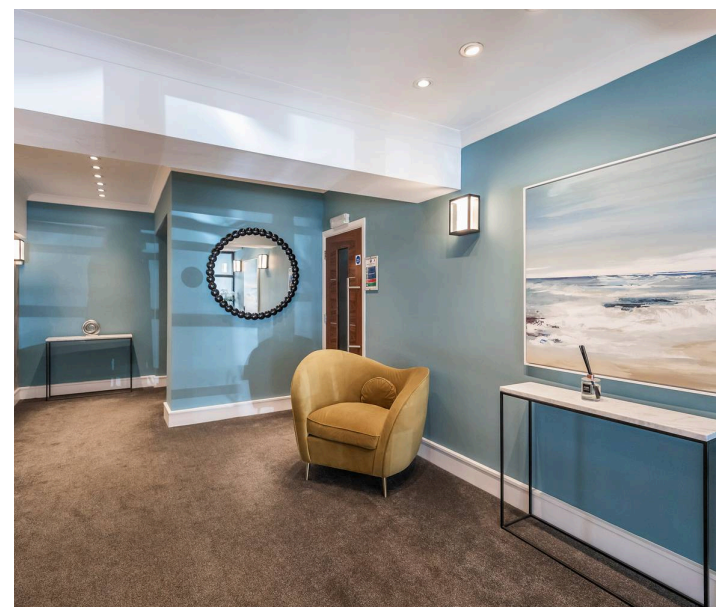


The communal entrance is impeccably maintained, featuring both stairs and a lift servicing all floors. Inside, the apartment is tastefully presented, showcasing panoramic views from every principal room.

The expansive dual-aspect lounge/dining room opens onto a south-facing balcony, providing captivating views of the Marina and Poole Harbour. The adjoining fully fitted kitchen boasts a range of floor and wall-mounted units complemented by black granite worktops, splash-back and breakfast bar, and integrated appliances including a fridge/freezer, dishwasher, washing machine, hob, and oven, all while offering glimpses of the tranquil Blue Lagoon. Boasting two double bedrooms with fitted wardrobes, a fully tiled bathroom, and an en-suite shower room in the main bedroom, it promises comfort and convenience.

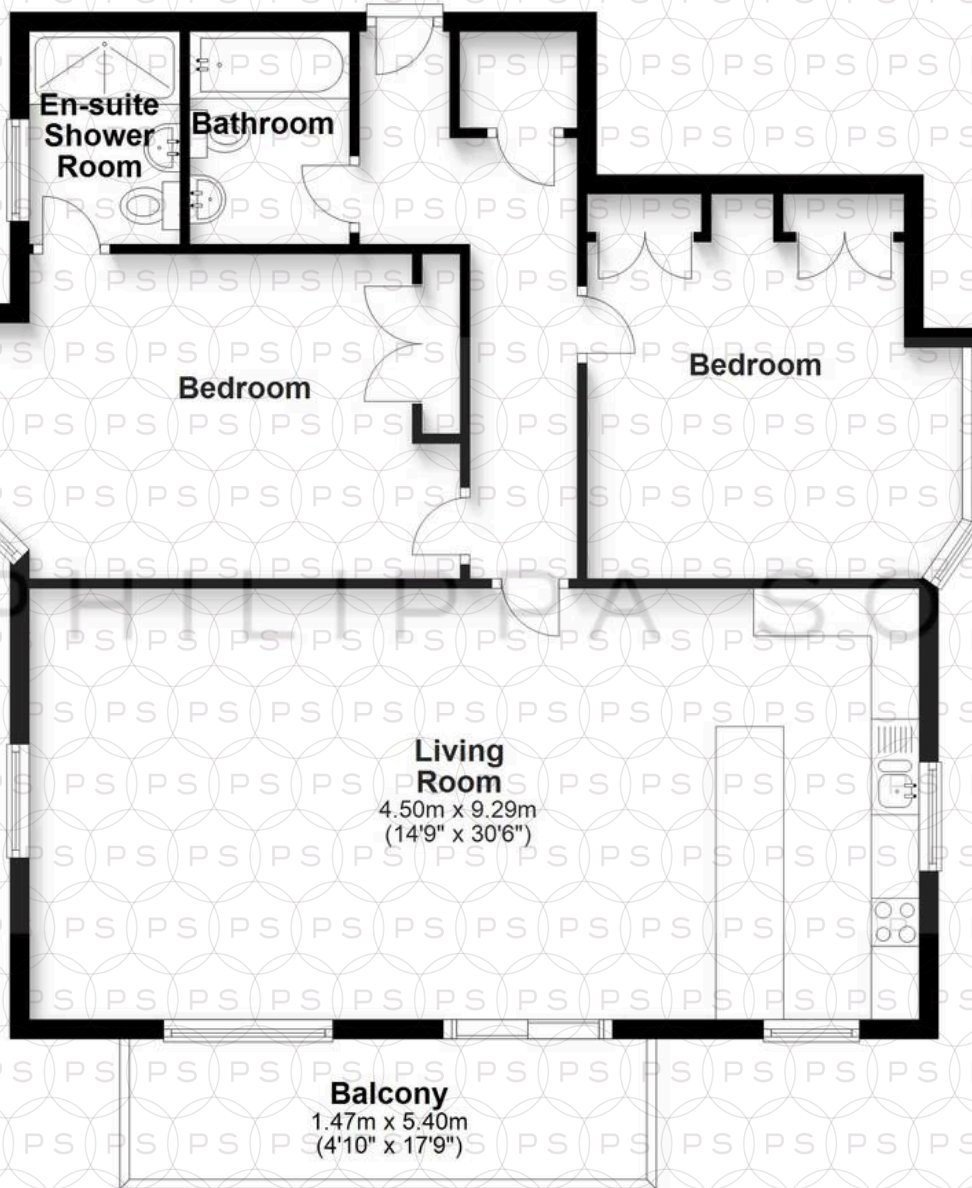
Additionally, the property includes secure underground parking for one vehicle, as well as visitor parking. Previously leased, this apartment is offered with no onward chain and is a fantastic opportunity to enjoy summer sundowners from the balcony. The property currently has 66 years remaining on the lease. It has been negotiated with the freeholder that this can be extended to 999 years, including a share of the freehold for £70,000.

The apartment boasts a prime location, just a short stroll from Lilliput Village, where you'll find a variety of independent retail such as award-winning Mark Bennetts Patisserie, watersports shops, hairdressers, beauticians and a handy local petrol station & convenience store. This popular Marina development is within 1.5 miles of picturesque Canford Cliffs village, along with the bustling social hub of Ashley Cross, centred around its pretty Green. It's also where Parkstone train station is located providing direct access to London Waterloo in approx. 2 hours. South of Salterns Point, you'll discover the acclaimed Blue Flag sandy beaches of Sandbanks, extending for 7 miles towards Bournemouth and beyond, making it an ideal spot for those passionate about water sports.



Floor Plan

Approx. 91.7 sq. metres (986.8 sq. feet)



Total area: approx. 91.7 sq. metres (986.8 sq. feet)

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Plan produced using PlanUp.



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