



- 2 bedrooms, 2 bathrooms
- Dual harbour views
- Balcony
- Allocated parking
- Walking distance of local amenities
- Share of Freehold

**PRICE GUIDE £369,950**

## 48 Salterns Point, Lilliput, Poole, Dorset BH14 8LN

Lloyds Property Group are delighted to be marketing this lovely two bedroom, two bathroom second floor apartment situated within the highly sought after Salterns Marina complex. The apartment which is new to the market and offers views of the harbour towards Sandbanks and the Blue Lagoon from most rooms.

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 and 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 Cliffs Village with its array of wine bars, bistros and independent local shops.

### Summary of Accommodation

Two double bedrooms, both enjoying stunning views

Two bathrooms (1 en-suite)

Open plan kitchen/living/dining room opening to balcony with views over Salterns Marina towards Sandbanks and the Blue Lagoon to the right

Secure undercroft allocated parking

Overlooking the Blue Lagoon

Visitor parking

### 48 Salterns Point, Lilliput

Approximate Gross Internal Area :- 77 sq m / 835 sq ft



For identification purposes only, not to scale



**Viewing** Strictly by appointment through Lloyds.

VIEWING 7 DAYS A WEEK Ref: 3159

These particulars are prepared with all due care but their accuracy cannot be guaranteed nor should details contained herein form part of any contract. We would advise that you independently verify these details before signing any contact.

Lloyds Property Group

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