

Churchill Lodge,
Sandbanks Road,
Lilliput, Poole, BH14 8HA



This beautiful two double bedroom upper ground floor apartment with west facing garden views forms part of an exclusive retirement development for the over 60's.

£280,000





SITUATION & DESCRIPTION

Lilliput Village is located approx half a mile from the award winning beaches at Sandbanks and is home to Salterns Marina and a variety of shops, including a Tesco Express and Cooperative petrol station, a Patisserie, Thai restaurant and take away, surf and bike shops. There is also a doctors' surgery and chemist.

Lilliput offers excellent communications to the town centres of Poole and Bournemouth. Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including prestigious Parkstone Golf Club close by.

Churchill Lodge is conveniently located in the heart of Lilliput, set within well maintained communal grounds, incorporating resident and guest car parking. There is an on-site Lodge Manager, Monday to Friday 9am until 5pm, and each apartment benefits from a 24 hour care line.

The Lodge facilities include a large owners lounge for socialising, with an adjoining kitchen and double guest room complete with en-suite facilities which is available to book for visiting guests of the residents.

The apartment is approached via a communal hallway from the entrance hall/guest lounge area and does not require the use of either the lift or stairs for access from ground floor level.

The private entrance door leads to a spacious hallway with two useful built-in cupboards, one providing plumbing for a washing machine.

A particular feature of this apartment is the light and spacious

lounge/dining room with views across the communal gardens from the west facing Juliet balcony door and windows. A door leads to the refitted kitchen, incorporating an array of built-in wall and base units with work surfaces over, single drainer sink unit and integrated appliances including built-in electric oven and hob with extractor hood over, fridge and freezer. A small window provides a pleasant aspect across the communal gardens.

The master bedroom offers built-in double mirrored wardrobes, with partial seasonal sea glimpses and views across the communal gardens. The en-suite shower room with white suite, comprising wash hand basin with vanity storage under, shower tray, WC, light and mirror. A further double bedroom is also complimented by the same beautiful west facing aspect across the garden, and is serviced by a delightful tiled bathroom suite comprising of an inset sink with vanity storage under, bath and WC.

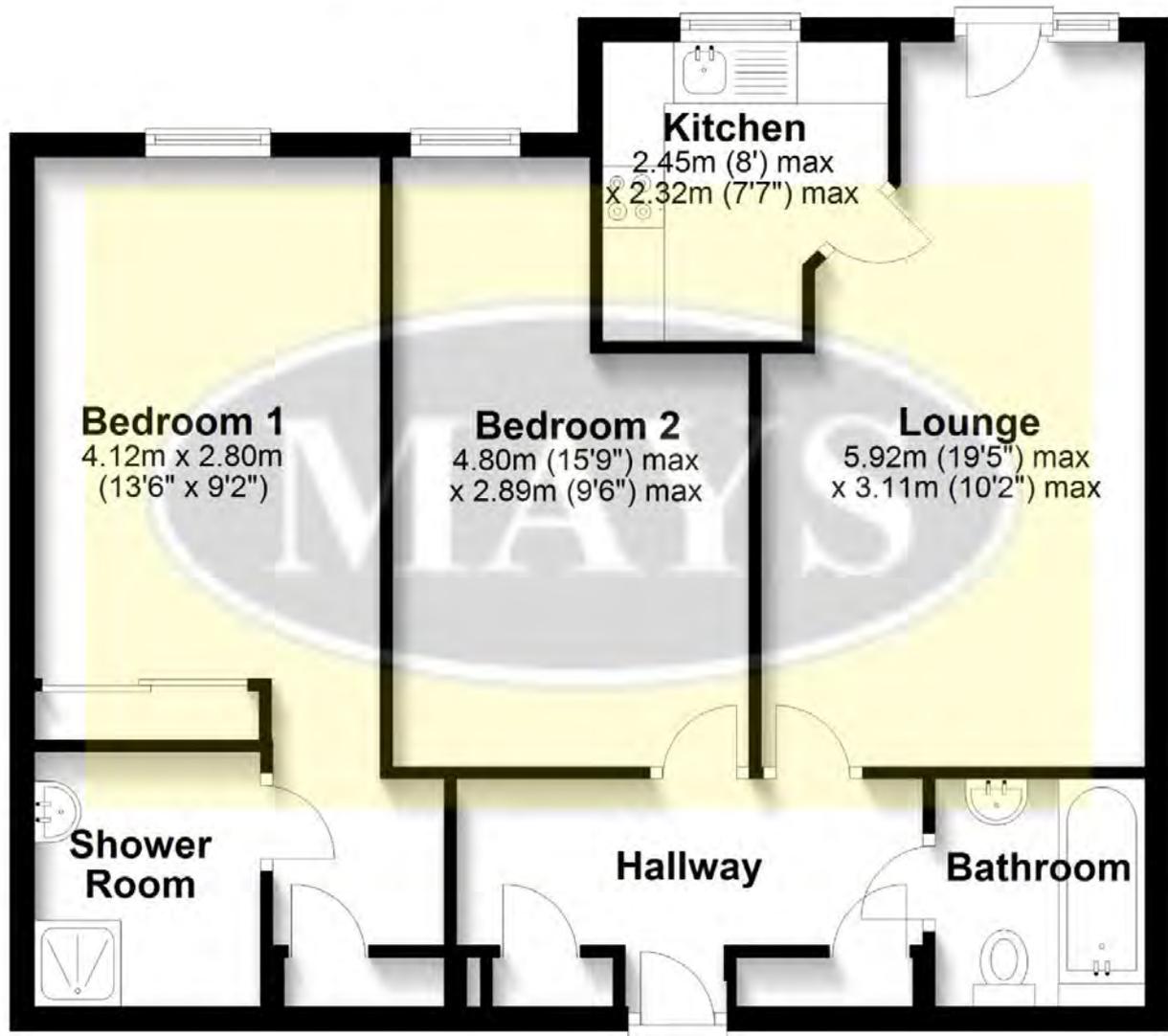
Service charges - £2,513.16 per annum

Ground rent - £622.18 per annum

- West facing communal garden views
- Two double bedrooms
- En-suite shower room
- 24 hour care line
- Residents lounge
- Communal gardens
- Residents and guest car parking
- UPVC double glazing

First Floor

Approx. 66.6 sq. metres (716.6 sq. feet)



Total area: approx. 66.6 sq. metres (716.6 sq. feet)

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Plan produced using PlanUp.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(23 to 38) F</p> <p>(1 to 22) G</p> <p>Not energy efficient - higher running costs</p> | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(23 to 38) F</p> <p>(1 to 22) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| | 85 | 88 | |
| | | | 82 |
| | | | 84 |
| <p>England, Wales & N.Ireland</p> <p>EU Directive 2002/91/EC</p> | | <p>England, Wales & N.Ireland</p> <p>EU Directive 2002/91/EC</p> | |

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