

Apartment 2 White Pines, Lilliput Road  
Canford Cliffs  
Poole, BH14 8JY



Beautifully appointed brand new two double bedroom duplex apartment, with a generous private maintained garden and underground secure parking set amongst picturesque surroundings, conveniently positioned between Canford Cliffs and Lilliput.

£599,950 - Share of freehold





## SITUATION & DESCRIPTION

White Pines, 103 Lilliput Road is situated in the affluent district of Canford Cliffs, set amongst picturesque surroundings conveniently located close to both the highly regarded village of Canford Cliffs and the charming Lilliput village, as well as the world famous blue flag beaches and Sandbanks peninsula.

WHITE PINES is an impressive brand new development of 7 luxury apartments, set back from the prestigious Lilliput Road, comprising 2 & 3 bedrooms including 2 penthouses, all boasting either large maintained private gardens, balconies or roof terraces.

Apartments available with prices ranging from £599,950 to £850,000. Each apartment offers high specification interiors with luxurious fittings throughout to satisfy the most discerning of buyers.

The underground secure parking has been designed to provide each home owner with two allocated parking spaces as well as a private storage unit. The car park also features charging points, future proofing the development for electric cars.

FURNISHED SHOW HOME AVAILABLE. To arrange a viewing appointment please contact Mays Estate Agents on 01202 709888.

### ADDITIONAL INFORMATION:

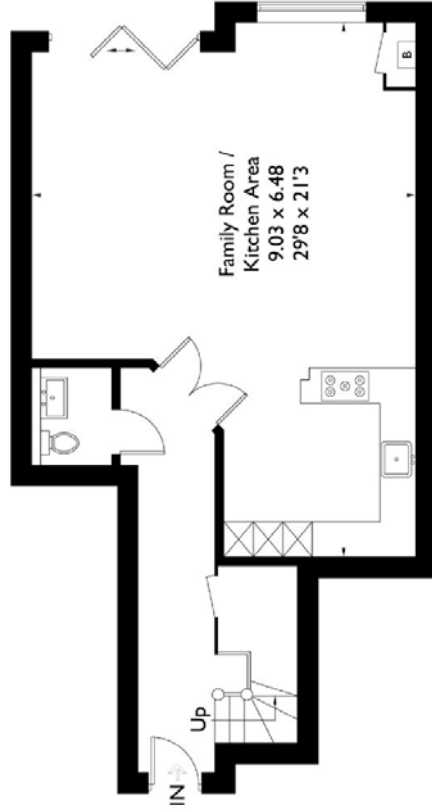
- Pets considered on license
- No holiday lets allowed
- Share of Freehold (250 year lease)

Service charge – £2,500 per annum

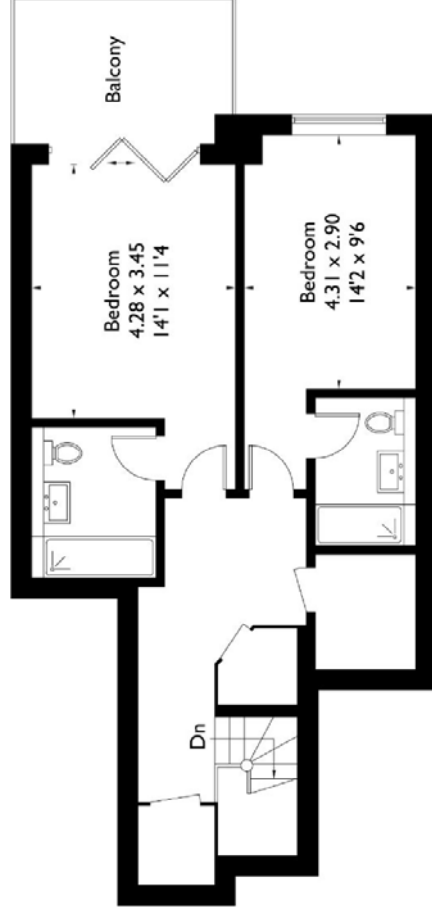
- Brand new duplex apartment
- Generous maintained private garden
- Imposing architectural design
- High quality fully equipped kitchen
- Luxurious en suite shower room & bathroom
- 2 parking spaces & private storage cupboard
- Allocated electric car charging point
- 10 year warranty
- Eco friendly heat recovery systems
- Gas fired wet underfloor heating throughout
- CAT6 cables to all rooms
- Secure underground parking
- High quality Karndean flooring to hall & living area
- Share of Freehold
- EPC Rating = B

# White Pines 103 Lilliput Road Poole, BH14 8JY

Approximate Gross Internal Area = 128.1 sq m / 1379 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 203146

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



**IMPORTANT NOTICE:**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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