

Offers Over £240,000 | 3 Bedrooms.



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What it's got.

An exceptional apartment in a fantastic location in the ever popular school catchment.

Upon entering this modern apartment you instantly hit by the flood of light pouring through. The dual aspect lounge/diner has oversized windows and overlooks the beautifully kept communal grounds. The recently fitted kitchen is off this room and has a feature exposed brick wall.

There are three bedrooms, both doubles have fitted wardrobes and the third bedroom which has been created is a great nurse/office. A fresh, modernised bathroom, a separate w.c and a double storage cupboard completes the accommodation.

Outside there is a garage in a block.

Viewing is highly recommended to fully appreciate this apartment.





What the owner says.

"We have a huge soft spot for this apartment having moved in when our little boy was 4 months old and going on to renovate for the following 6 months it hold some fond memories.

The location is amazing, walks to Whitecliff park and the beach. Ashley Cross is literally just don't think you can beat it.

The outlook is beautiful and on a good day the sun pours in the windows. We have been spoiled for both space and storage and know this will be hard to beat.

We have loved living here and still do, however for personal reasons it's time to move on and our home will be greatly missed."



Where it is.

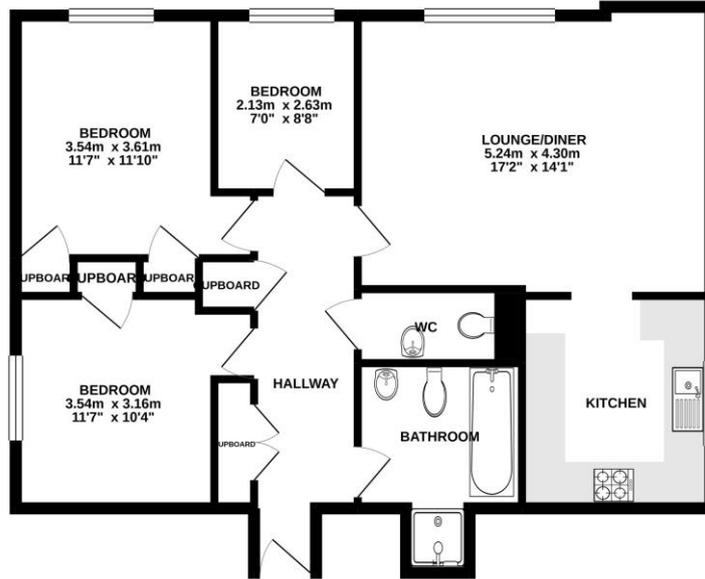
Lilliput Court, on Kimberley Road is a prestigious road in the heart of Lower Parkstone, in favoured school catchment and a short walk from vibrant Ashley Cross Village with its arrays of independent bars and eateries. Parkstone Station is also a stroll away making Poole, Bournemouth and even London easily accessible.

The award winning beaches of Sandbanks are approximately a 20 minute walk or 10 minute cycle away. Poole harbour offers an array of watersports, including kite surfing, paddle boarding and windsurfing. If you are a golf enthusiast you will be pleased to know Parkstone golf course is just round the corner.



Flat 2, Lilliput Court, 7 Kimberley Road, Poole, Dorset, BH14 8SQ

GROUND FLOOR
77.6 sq. m. (836 sq. ft.) approx.



TOTAL FLOOR AREA - 77.6 sq. m. (836 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with Metaplan 12/2017

Technical bits.

- Share of freehold
- Maintenance charge - £1,500 P/A
- Approx 836 sq ft
- Council tax band – C
- Dual aspect lounge
- Garage
- Recently refurbished
- Favoured school catchment

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.