



**78 Lilliput Road,
Canford Cliffs, BH14**

B E R K E L E Y S

PROPERTY AGENTS · CHARTERED SURVEYORS · EST 1991



A beautiful first floor, three bedroom apartment situated in the exclusive development of Crosstrees, on the edge of Parkstone Championship Golf Course and close to Poole Harbour.

£795,000 Leasehold

Crosstrees is positioned in the heart of Lilliput Road, a desirable address that lets you make the most of the local area while remaining immersed in greenery. Halfway between Bournemouth and Poole, which are four miles to the east and west respectively, a short drive in either direction brings you to a range of shops, restaurants, galleries and beaches. One of the great pleasures of living here is being surrounded by countryside and coastline. Parkstone Golf Course neighbours Lilliput Road, the East Dorset Lawn Tennis and Croquet Club is nearby and the selection of water sports on offer locally is second to none.

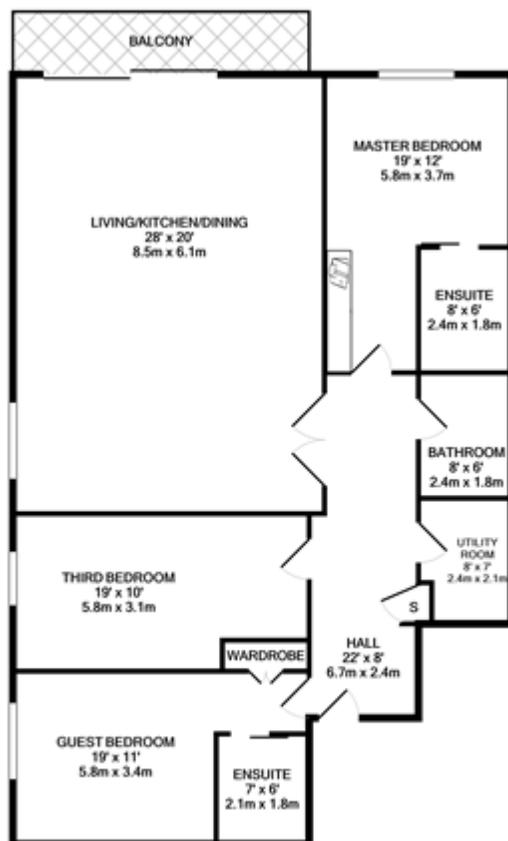


This bright and spacious well planned accommodation extends to approximately 1393 sq.ft.

- Entrance hallway with entry phone system and store cupboards
- Custom designed fully integrated kitchen with soft close doors and cupboards.
- Spacious Living/dining area with sliding doors leading onto balcony
- Master bedroom with fully fitted wardrobe and ensuite shower room
- Guest bedroom with fully fitted wardrobe and ensuite shower room
- Third bedroom/office with fitted wardrobes
- Family bathroom
- Under floor heating throughout
- Two underground secure parking spaces
- Lift access to all floors
- Secure private storage area
- Visitor parking bays
- Remainder of 10 year warranty supplied by Premier Guarantee
- Leasehold – 250 years from 2016
- Service charge available on request
- Council tax band G

(Correct at time of print)





TOTAL APPROX. FLOOR AREA 1993 SQ. FT. (129.4 SQ. M.)

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Made with Metaplan 6/2021

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