

Luxury+Prestige

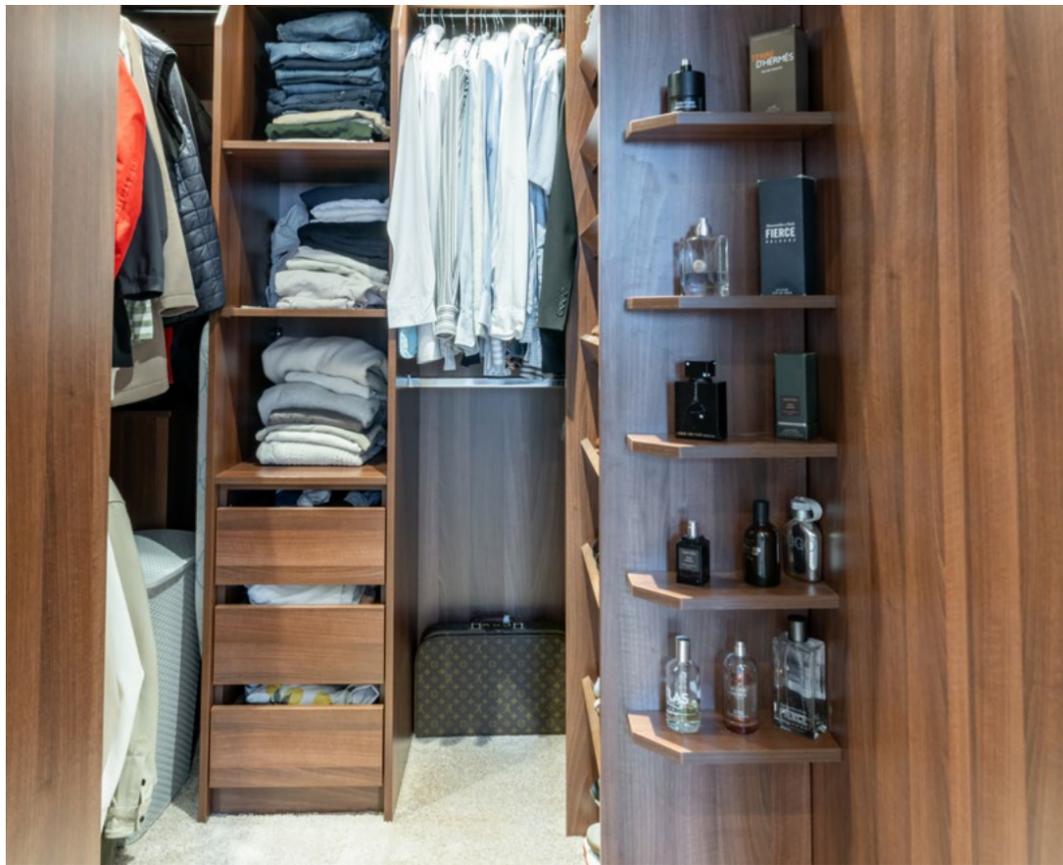
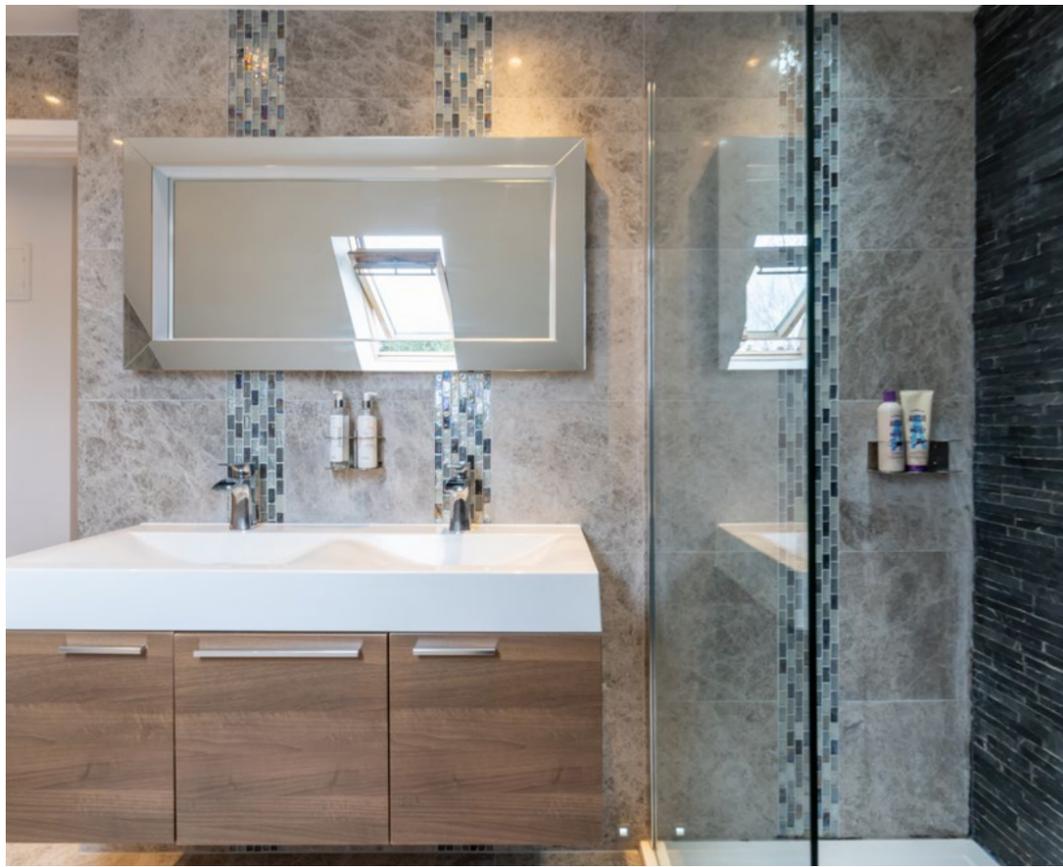
APARTMENT 5 AUGUSTA

2 COMPTON AVENUE, LILLIPUT, POOLE, BH14 8DE











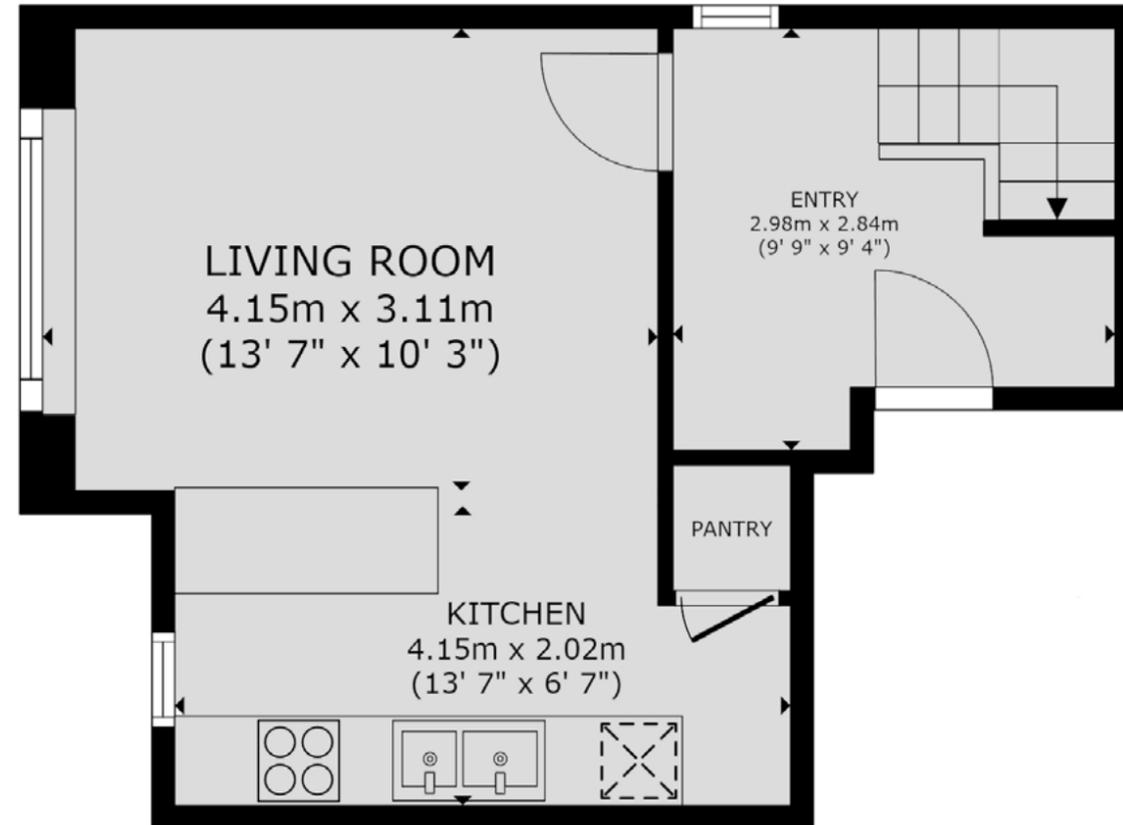
Floorplan

Apartment 5 Augusta
2 Compton Avenue, Lilliput
Poole, BH14 8DE

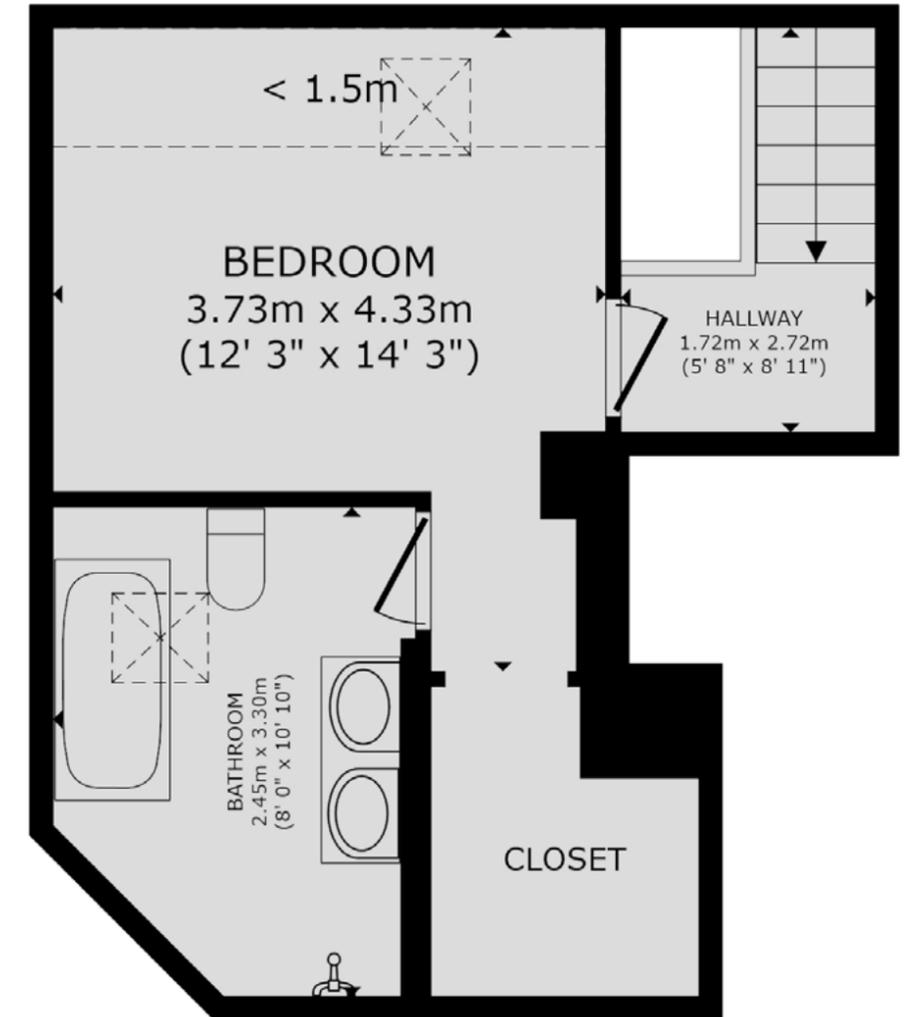
GROSS INTERNAL AREA

Apartment:
Ground Floor: 322 sq. ft / 30 m²
First Floor: 290 sq. ft / 27 m²
Total: 612 sq. ft / 57 m²

Sizes and dimensions are approximate, actual may vary.



FLOOR 1



FLOOR 2

TAKE A STEP INSIDE



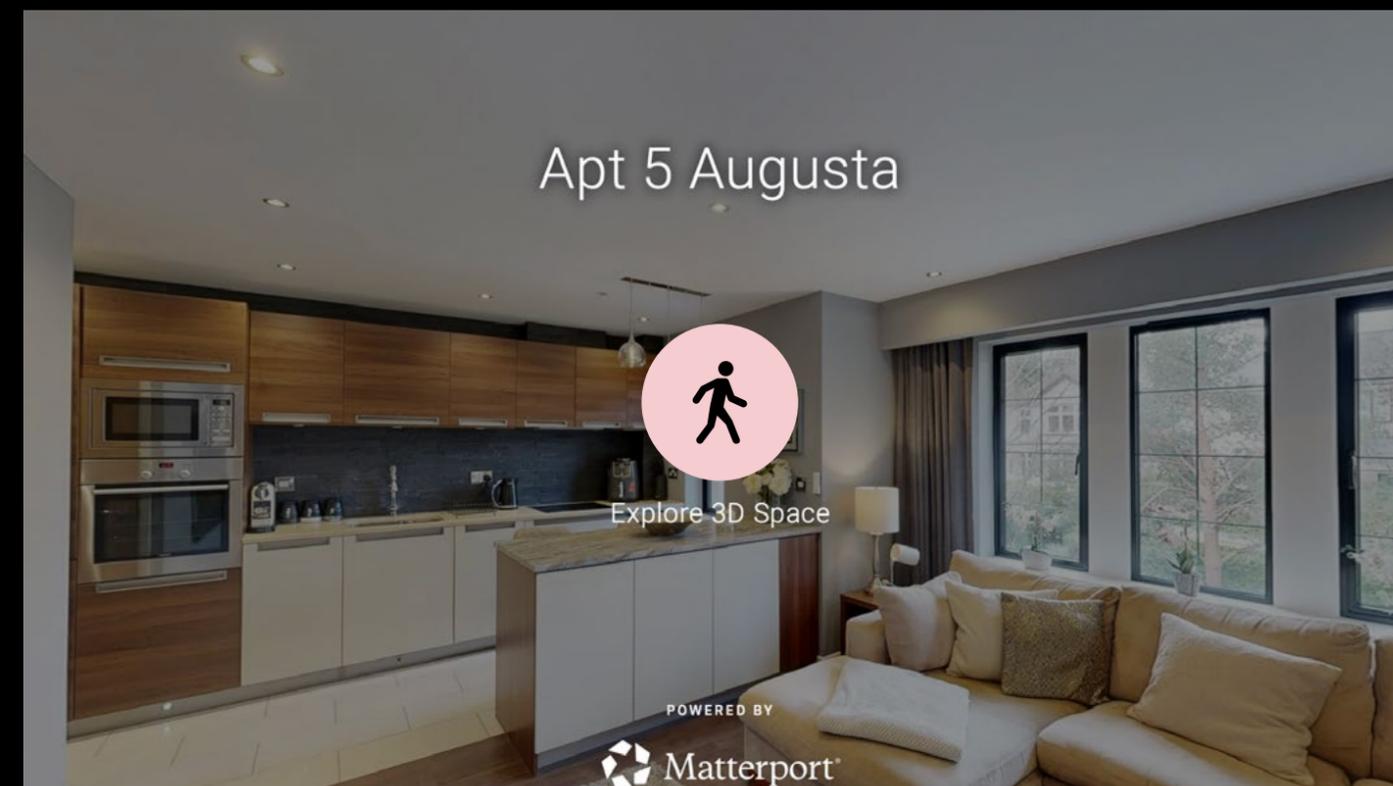
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.



Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.



Summary

A well-presented 1-bedroom flat in sought-after Lilliput, offering bright open-plan living with a modern kitchen and comfortable lounge area, ideal for both relaxing and entertaining.

This duplex flat also benefits from a spacious layout, with the bedroom positioned upstairs alongside a bathroom featuring both a bath and separate shower. The property is conveniently located within walking distance of Lilliput Village and Canford Cliffs Village, offering easy access to local shops, cafes and amenities. Stylish and modern decor runs throughout, with a useful study space in the entrance hall, ideal for working from home. Located close to Parkstone Golf Course, this property presents an excellent opportunity as a stylish home or a high-yield Airbnb investment.

Details

Guide Price:	Offers Over £350,000
Tenure:	Leasehold & Share of Freehold
Lease Length:	125 years from 02/10/2009
Maintenance:	1,780.78pa
Ground Rent:	None* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Local Authority:	BCP Council
Council Tax:	Band C 2025/2026 £2,133.33pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + Secure underground parking
- + Airbnb opportunity
- + Well-presented 1-bedroom duplex flat in sought-after Lilliput
- + Bright open-plan living with modern kitchen and lounge area
- + Bathroom featuring both bath and separate shower
- + Walking distance to Lilliput Village and Canford Cliffs Village
- + Stylish, modern decor throughout with entrance hall study space
- + Close to Parkstone Golf Course
- + Extends to 612 Square feet
- + Communal areas recently decorated

Our team



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