



## Luxury ground floor apartment with harbour views

**Sandbanks, Poole, BH13**

Leasehold - Guide Price £1,100,000



3 en suite bedrooms • Open plan kitchen/living room • Sun terrace • Utility room • Cloakroom • Two secure underground parking spaces

#### Local information

Sandbanks is a prime coastal residential suburb, located midway between the coastal towns of Poole and Bournemouth. The area is well known for its natural beauty and micro climate with a reputation for having mild winters and more sunshine than most other parts of the country. Poole Harbour is the second largest natural harbour in the world, whilst Sandbanks has award-winning Blue Flag beaches, and Bournemouth has just over 11km of golden beaches. Located in Dorset, these stars in the county provide an eclectic mix of town, country and coastal living.

Poole Harbour 30 metres  
Sandbanks beach 150 metres  
Canford Cliffs Village 0.4 miles  
Lilliput shops 1.1 miles  
Branksome station 2.7 miles  
Poole town centre 3.9 miles  
Bournemouth centre 4.0 miles  
London 110 miles (2 hours by train)

All distances and times are approximate

#### About this property

Mirage is located on the Sandbanks Peninsula in a premium front line position and boasts wonderful views of Poole Harbour. For beach lovers some of the area's most beautiful blue flag beaches are located 150m away from the development via its entrance on Shore Road.

This immaculately presented apartment is on the ground floor and boasts a large private sun

terrace with panoramic views and steps down to private gate connecting to Banks Road. Mirage is pet friendly (consents required) so this access could be especially valuable for dog owners.

The accommodation is beautifully presented and extends to just over 2,152 square feet including a 35' open plan lifestyle area, zoned for kitchen, living and dining. The contemporary kitchen has the benefit of granite work tops and integrated appliances.

There are three double bedrooms, each with en suite bath/shower rooms, the most luxurious of which is the master suite with its walk in wardrobe and spectacular views.

The luxury specification also includes underfloor heating throughout, double glazing and separate utility room and cloakroom.

The apartment also comes with the benefit of two secure parking spaces in the underground garage with access to a passenger lift to all floors.

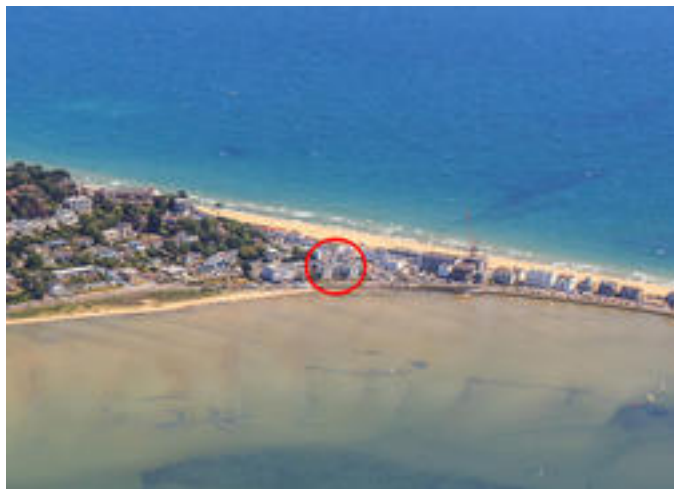
#### Tenure

Leasehold - Guide Price  
£1,100,000

EPC rating = C

#### Viewing

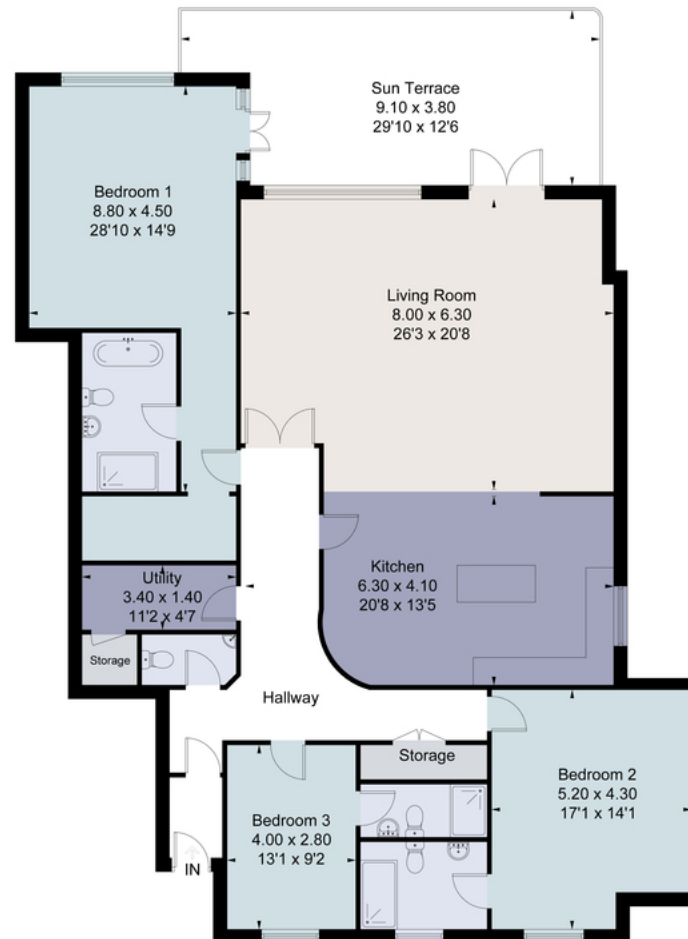
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Approximate Floor Area = 192.4 sq m / 2071 sq ft



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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