



Stunning waterside apartment with panoramic views.

Sandbanks, Poole, BH13

Leasehold - Guide Price £1,200,000



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

Local information

Poole Harbour 91 metres
Sandbanks beach 150 meters
Canford Cliffs Village 0.4 miles
Lilliput shops 1.1 miles
Branksome Station 2.7 miles
Poole 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 in the heart of Sandbanks and is a prestigious front line position which boasts panoramic views of the famous Poole Harbour. For water sports enthusiasts or just to enjoy the golden sandy beaches, some of the area's most beautiful blue flag beaches are just 150m away from the development via its entrance on Shore Road.

Savills are delighted to offer for sale this beautifully appointed first floor apartment which spans in excess of an impressive 2100 sq ft of luxury accommodation and includes a large balcony which is perfect for al-fresco dining and to watch the beautiful sunsets over the harbour. This position is incredibly sought after which combined with its size means this property could suit a full time resident or a secure lock up and leave second home.

On entry you are welcomed into a spacious and bright entrance hallway which gives access to all rooms. The modern open plan

kitchen, dining, living room is an exceptionally large space and benefits from unrivalled water views with double doors onto the balcony area. The kitchen has been well designed with ample storage and lots of useable space. The contemporary kitchen also offers an informal place to eat with space for a breakfast table and also has a built in breakfast bar.

The principle bedroom is also positioned at the front of the building taking advantage of the breath-taking views. This bedroom suite consists of a dressing area and a large well equipped en suite. Bedroom two also has built in wardrobes and both bedrooms two and three, have well-presented en suites. In addition there is a separate practical utility room and guest WC in the hallway.

The apartment also comes with the benefit of a lockable store perfect for paddle boards, golf clubs etc, three secure parking spaces in the underground garage with access to a passenger lift to all floors.

Tenure

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£1,200,000

EPC rating = C

Viewing

Strictly by appointment with
Savills





Approximate Floor Area = 197.8 sq m / 2129 sq ft



First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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