



Spacious second floor flat with excellent harbour views

Sandbanks, Poole, Dorset, BH13 7NN

Guide Price £725,000 Share of Freehold



Two bedrooms • Two bathrooms • Sitting/dining room •
Balcony • Kitchen/breakfast room • Garage

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 100 metres
Sandbanks beach 600 metres
Canford Cliffs shops 0.75 mile
Lilliput shops 0.75 mile
Westbourne shops 2 miles
Bournemouth town centre 4 miles
Poole town centre 3 miles
Bournemouth Airport 12 miles
London 110 miles (2 hours by train)

All times and distances are approximate.

About this property

Waters Edge is a four storey purpose built block of only twelve flats and two penthouses. The development stands in extensive landscaped grounds overlooking Poole Harbour. The iconic Sandbanks Peninsula is a very short walk away (approximately 1 mile) with multi award winning 'blue flag' sandy beaches and Poole Harbour famous for all year round water sport activities.

The property is approached via an entry phone system and a passenger lift. The entrance hall has good built in cupboard space, the large sitting/dining room has a balcony off and has a sunny south/west aspect with stunning open views across the communal grounds towards Poole Harbour, Brownsea Island and the

Sandbanks Peninsula. The kitchen/breakfast room has a range of modern units with integral appliances. The main bedroom overlooks Poole Harbour with built in wardrobes and an en suite shower room. The second bedroom is also a good size double room with built in wardrobes and there is a family bathroom.

Outside there is an allocated parking space and a garage conveyed with the flat. The development stands in extensive well landscaped grounds laid mainly to lawn with some mature pine trees.

Tenure

Share of Freehold (Lease Expiry June 2158)

Local Authority

BCP Council

Council Tax

Band = F

Ground Rent

Peppercorn

Service Charge

£2,465 per annum

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canford Cliffs Office.
Telephone: +44 (0) 1202 708 888.



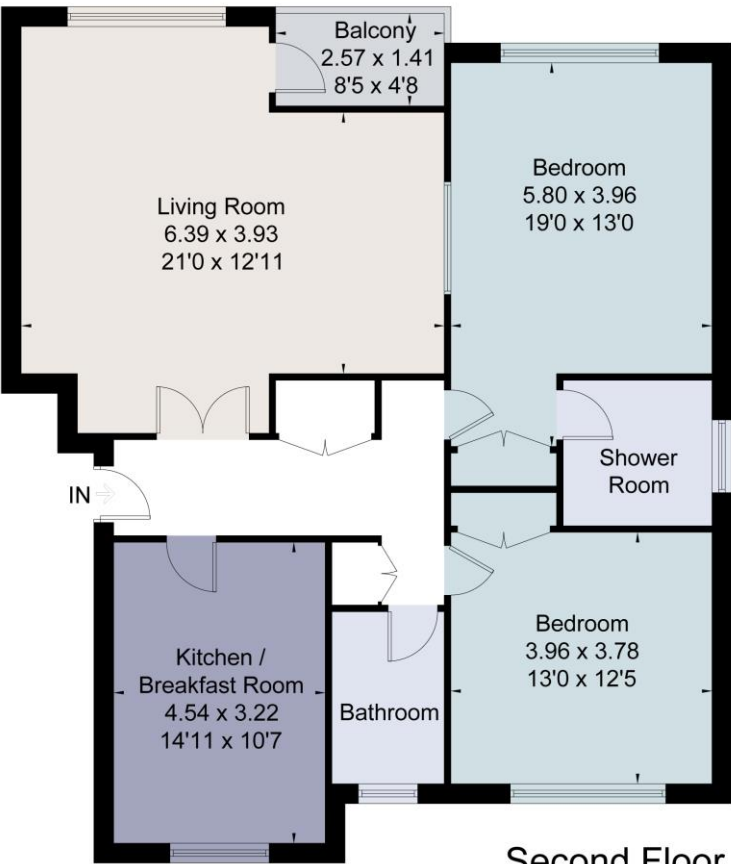


Brudenell Road, Poole, Dorset, BH13
Gross Internal Area 1159 sq ft, 107.6 m²
Total 1159 sq ft

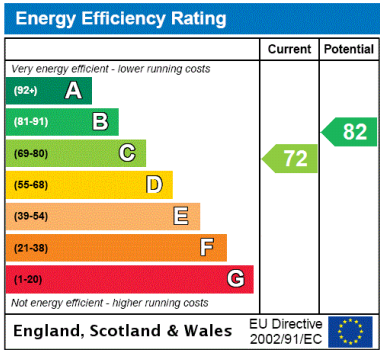


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Approximate Floor Area = 107.6 sq m / 1159 sq ft



Second Floor



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