



Showboat 58-62 Banks Road, Sandbanks BH13 7QF



Property Summary

A superbly positioned two-bedroom, top floor apartment with sea views and generous accommodation in the heart of Sandbanks with direct access to sandy beaches via the Midway Path. The property has a unique layout which sets it apart from many other 'more traditional' apartments in the area and we feel this apartment truly offers something quite special.



Key Features

- Sea views and a positioning overlooking the gardens
- Living/dining room opening to a private balcony
- Good sized fitted kitchen/breakfast room
- Main bedroom with contemporary ensuite double shower room
- Spacious second double bedroom
- Bathroom with modern suite
- Good provision for storage
- Garage and further underground parking
- Beautiful surrounding gardens featuring a Coy Pond
- Moments from award-winning sandy beaches



About the Property

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On entering the property, you are immediately impressed by the sense of space and light with a line sight that extends the entire length of the property. The living/dining room is a 'quirky' shape, but it's a shape that works incredibly well, ideally located for the water views and access to the balcony. The kitchen/breakfast room is fitted with a comprehensive range of units and appliances and there's also a breakfast bar for casual dining.

The main bedroom has a full bank of fitted wardrobes, sea views and a private ensuite shower room with a double shower and external window. The second bedroom is a more than comfortable double and is serviced by a full-size bathroom.

A feature we really like about this apartment is the positioning in the right-hand wing of the development. Not only does this give a feeling of exclusivity being one of only five apartments in this section but it also provides a lovely outlook over the beautifully manicured gardens. The property also benefits from a garage with an electric door and further allocated underground parking. Viewing highly recommended, offered furnished.

Council Tax Band: F

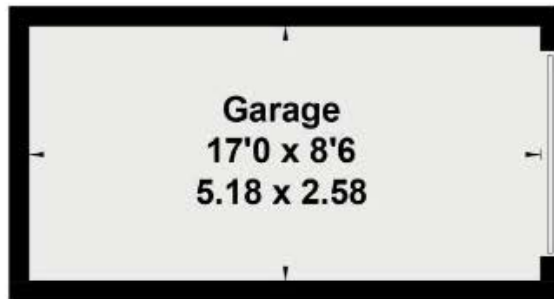
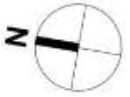
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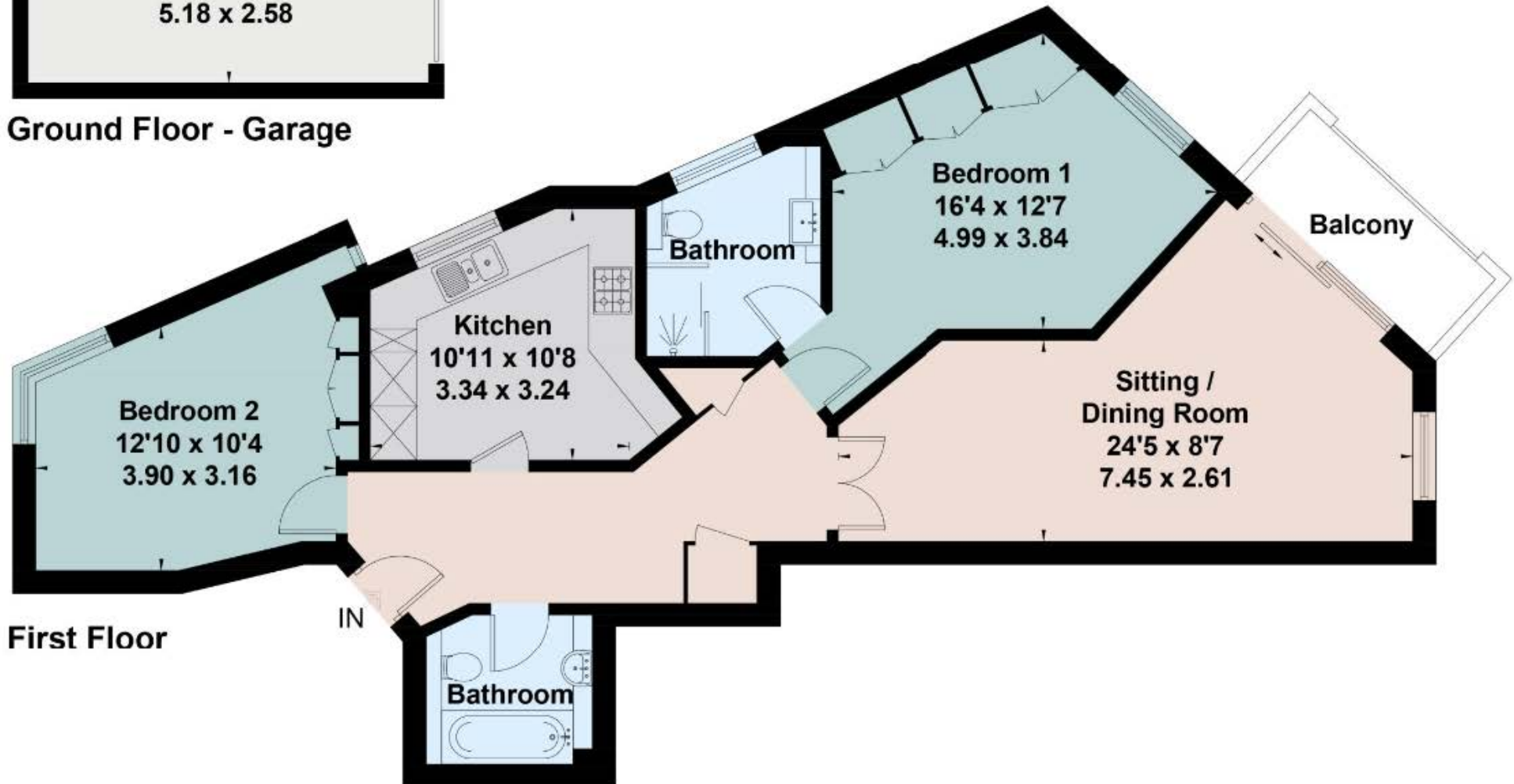
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Approximate Area = 86.2 sq m / 928 sq ft
Garage = 13.5 sq m / 145 sq ft
Total = 99.7 sq m / 1073 sq ft



Ground Floor - Garage



First Floor



About the Location

Sandbanks is known for being one of the UK's most exclusive places to live, with land values being one of the highest in the world. Located within a short distance of Canford Cliffs village and Lilliput, the Sandbanks peninsula offers sandy beaches with stunning and picturesque views towards Old Harry Rocks.

Poole and Bournemouth town centres are a short distance away, with mainline train links to Southampton and London Waterloo. The chain ferry provides access to The Purbecks, Studland and Swanage. There are a variety of amenities on Sandbanks such as Tesco Express, cafés, a newsagent and the famous Rick Stein restaurant.

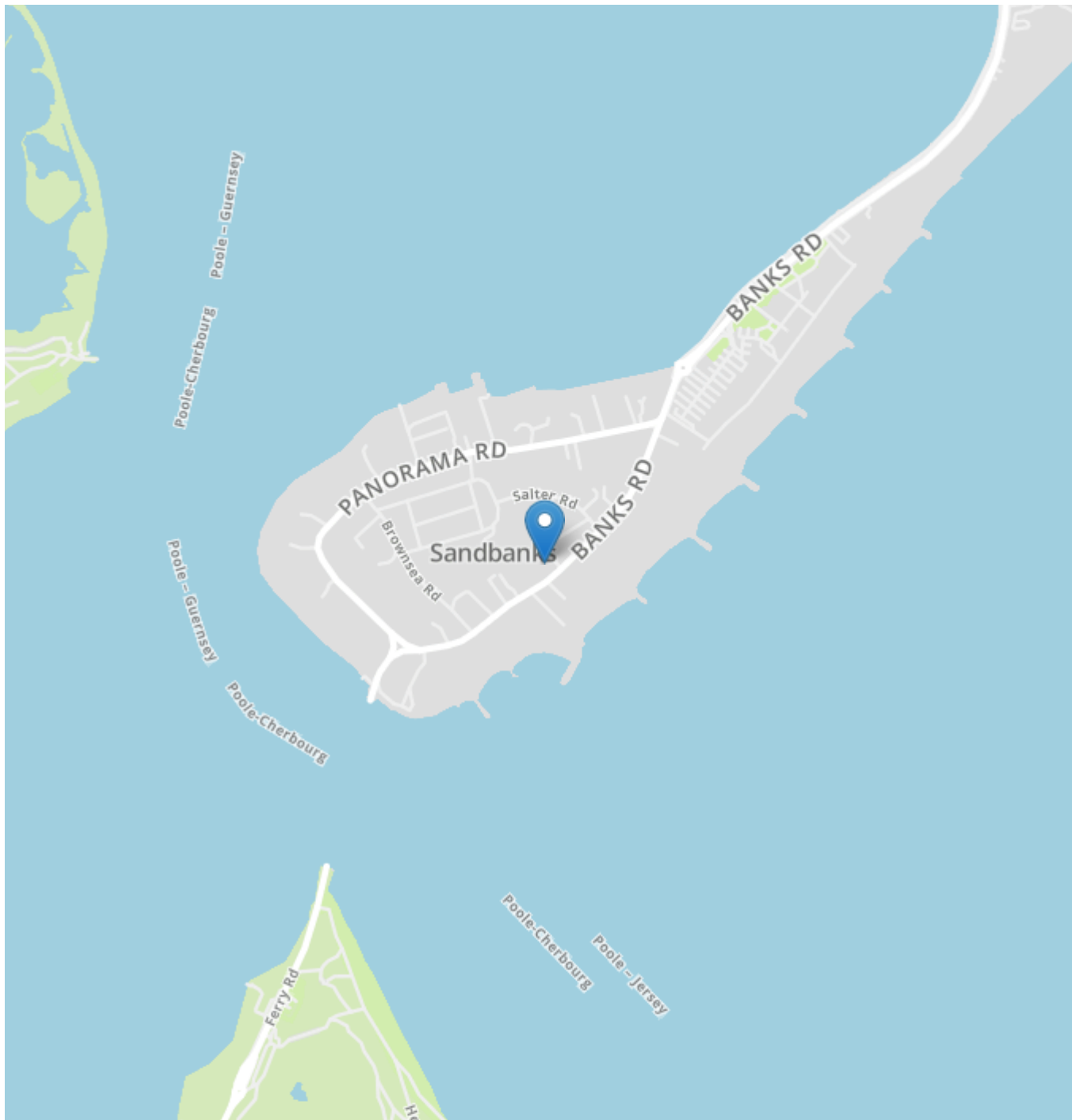



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling and letting property for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 74 |
| (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  | |

Mays Lettings

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