

The Winners, 71 Panorama Road, Sandbanks BH13 7RB
Offers in Excess of £475,000 Share of Freehold

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Property Summary

An impeccably presented and extensively modernised two bedroom first floor apartment located in close proximity to the award-winning sandy beaches and local amenities of Sandbanks peninsula.



Key Features

- Immaculate first floor apartment
- Highly desired Sandbanks location
- Two good sized bedrooms
- Main bedroom with feature walk in wardrobe
- Luxury bathroom
- Modern kitchen with quartz worktop
- Intelligent Rako lighting
- Gated development
- Residents and guest parking
- Views of Poole Harbour, Shell Bay & Sandbanks Ferry



About the Property

Welcome to The Winners, a delightful collection of apartments combining elements of coastal award-winning sandy beaches with contemporary modern living.

This flawless two bedroom first floor apartment is situated within close proximity to the exquisite Poole harbour, located in one of the most prestigious areas in Dorset. The Sandbanks area offers outstanding local amenities with some of the finest views of Poole Harbour and the award-winning blue flag beaches nearby.

Set in a gated development with one parking space allocated for each apartment and four visitors parking. The apartment has been extensively and beautifully modernised throughout and benefits from good storage.

A fantastic open plan lifestyle/living space with feature inset lighting encompasses a zoned modern kitchen area, complete with integrated appliances and a quartz worktop. The flexible accommodation has space for soft seating and various dining options. A dedicated southwest Juliet balcony enjoys the afternoon sun and views of the harbour, Shell Bay & Sandbanks Ferry.

The property benefits from controlled Rako intelligent lighting and feature mood lighting, perfect for entertaining.

To the southeast elevation lies the spacious main bedroom, with a feature walk-in wardrobe and motion lighting.

Bedroom two, or perfect study room, is good sized and just across the hallway is the luxury family bathroom, also complete with motion lighting.

The specification and finish has been meticulously completed through its recent refurbishment and viewing is highly recommended.

Tenure: Share of Freehold

Management company: Foxes Property Management

Maintenance charge: Approximately £2000 per annum

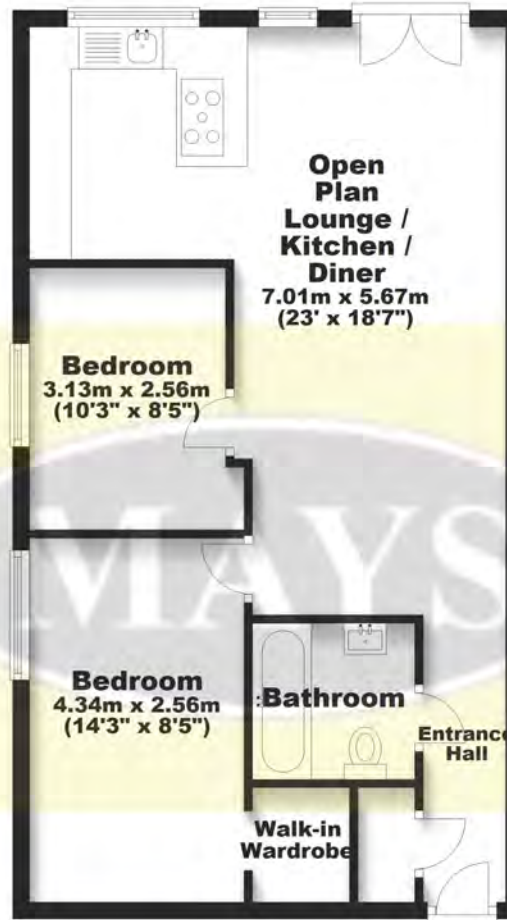
Council Tax Band: E

Sandbanks is known for being one of the UK's most exclusive places to live, with land



First Floor

Approx. 59.2 sq. metres (637.8 sq. feet)



Total area: approx. 59.2 sq. metres (637.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or misstatement. Dimensions shown are to the nearest 7.5 cm / 3 inches.

Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



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, café, newsagent and the famous Rick Stein restaurant.

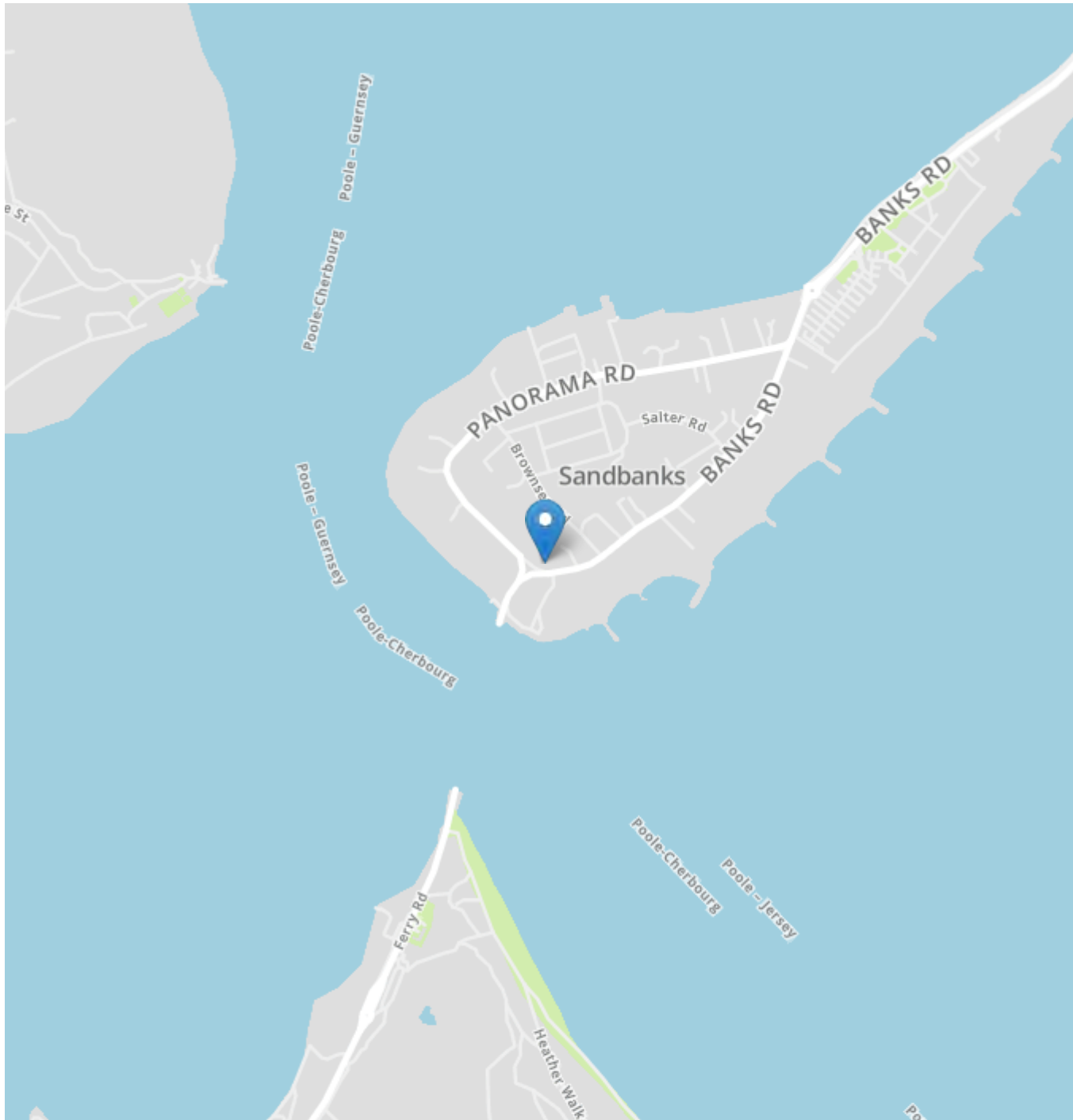


About Mays

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 clients homes for more than 25 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 nearly 30 years.



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

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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