



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(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	



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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## 1 The Bays, 133 Banks Road, SANDBANKS, POOLE BH13 7QQ

£725,000

### The Property

Brown and Kay offer this stunning, recently constructed apartment in this contemporary development, on the famous Sandbanks Peninsula. The home boasts views of Poole Bay and has direct access, via a residents pathway, on to the award winning sandy beaches. Finished to an excellent specification throughout with many high end finishes to include automated lighting and underfloor heating. Offered with no forward chain, this is a fantastic second home or main residence alike.

Occupying a truly wonderful position in Sandbanks, the largest natural harbour in Europe with miles of golden sand and sheltered waters, perfect for soaking up the sun or to enjoy the many water sports on offer. The Sandbanks chain ferry crosses the short stretch of water across to the Purbecks, giving access to Shell Bay, Swanage and the rest of the magnificent Jurassic coastline and stunning Purbeck countryside.

For eating out, Rick Stein's restaurant is within walking distance and just across on the ferry is the Shell Bay restaurant and the fantastic and acclaimed Pig On the Beach.

Sandbanks is also home to the Royal Motor Yacht Club and Sandbanks Yacht Club and Parkstone championship golf course is only a short drive away.

### AGENTS NOTE - HOLIDAY LETS

We have been advised holiday lets are NOT permitted.

### COMMUNAL ENTRANCE

With secure entry system.

### ENTRANCE HALL

Storage cupboard, cupboard housing fuse box, wall mounted combination boiler.

### OPEN PLAN LOUNGE/KITCHEN/DINING ROOM

22' 1" x 16' 2" (6.73m x 4.93m) A bright room with full height glazed windows to enjoy the surroundings. A two tone kitchen area boasts integrated appliances and has space for table and chairs, creating an excellent area for entertaining, there is a lovely lounge area with pleasant outlook over to Bournemouth bay and the purbacks..

### BALCONY

Enjoying views over Poole Bay with water views and view out on to Sandbanks beach.

### MASTER BEDROOM

13' 2" x 10' 8" (4.01m x 3.25m) Full height window to front with under floor heating, door to en-suite.

### EN-SUITE SHOWER ROOM

7' 1" x 4' 9" (2.16m x 1.45m) Luxuriously finished with WC, vanity unit with basin and shower with rain fall shower, complimentary wall and floor tiling

### BEDROOM TWO

12' 0" x 9' 3" (3.66m x 2.82m) With side aspect window and under floor heating.

### FAMILY BATHROOM

Well appointed with concealed low level WC, wall mounted wash hand basin and panelled bath with ceiling mounted rain fall shower. Complimentary wall and floor tiling.

### RESIDENTS DECKING AREA

A pathway for the use of the residents leads to a decked area with panoramic sea views, gate with direct access to the beach.

### TENURE - LEASEHOLD

Length of Lease - 999 years from construction  
Service Charge - For the period 29/09/2023 - 24/03/2024, the half yearly service charge (payable in advance) will be £1,643.50

### COUNCIL TAX - BAND G