

Sandacres
3 Banks Road, Sandbanks BH13 7PW
Guide Price £300,000 Leasehold

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Property Summary

A third floor two double bedroom apartment enjoying stunning Poole Harbour views and a superb positioning on Sandbanks peninsula, near award winning beaches and the shores of Poole Harbour.



Key Features

- Third floor two double bedroom apartment
- Enjoying westerly Poole Harbour views
- Large reception room
- Family shower room
- Modern shaker kitchen
- Desirable Sandbanks location
- Allocated parking space
- No chain



About the Property

This spacious two double bedroom apartment is positioned in an enviable location immediately opposite Poole Harbour and just moments from the award-winning sandy beaches of Sandbanks.

Accessed via a lift or stairs to the third floor, a welcoming entrance hall leads to the main accommodation.

A real feature of this apartment is the stunning elevated Poole Harbour views which can be enjoyed from the main reception room. This space offers a westerly dual aspect and is perfect for the world-famous sunsets of Poole Harbour.

A modern shaker kitchen is located off the main entrance hall and includes both integrated and space for free standing appliances.

Two double bedrooms feature fitted wardrobes, and a pleasant family showeroom completes the accommodation on offer.

The superb location makes this apartment an ideal purchase for water sports enthusiasts, second home buyers, or as a rental investment as the development enjoys the benefit of holiday letting being allowed. An allocated parking space is also included.

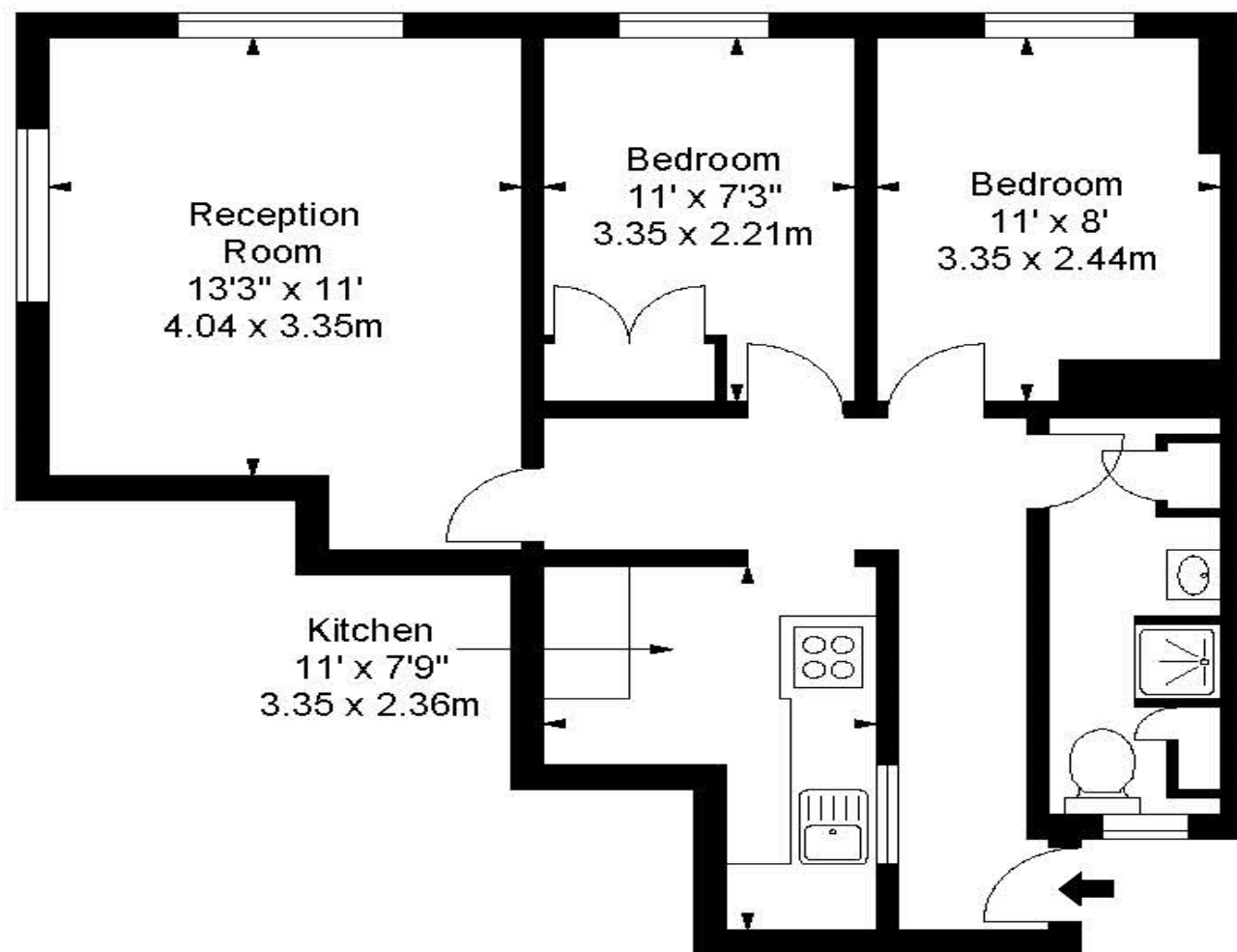
Tenure; Leasehold with 46 years unexpired.

Estimated lease extension cost of *£90,000 quoted by JSRE in 2024 (A lease extension specialist based in London).

Service Charge: £1,268.28 per half year

Council Tax Band: C





THIRD FLOOR

APPROX. GROSS INTERNAL AREA * 552 Ft² - 51.28 M²



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.

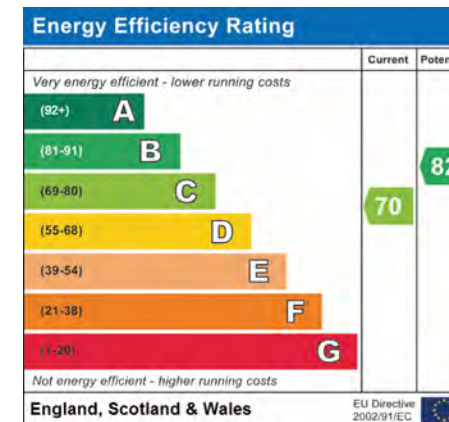
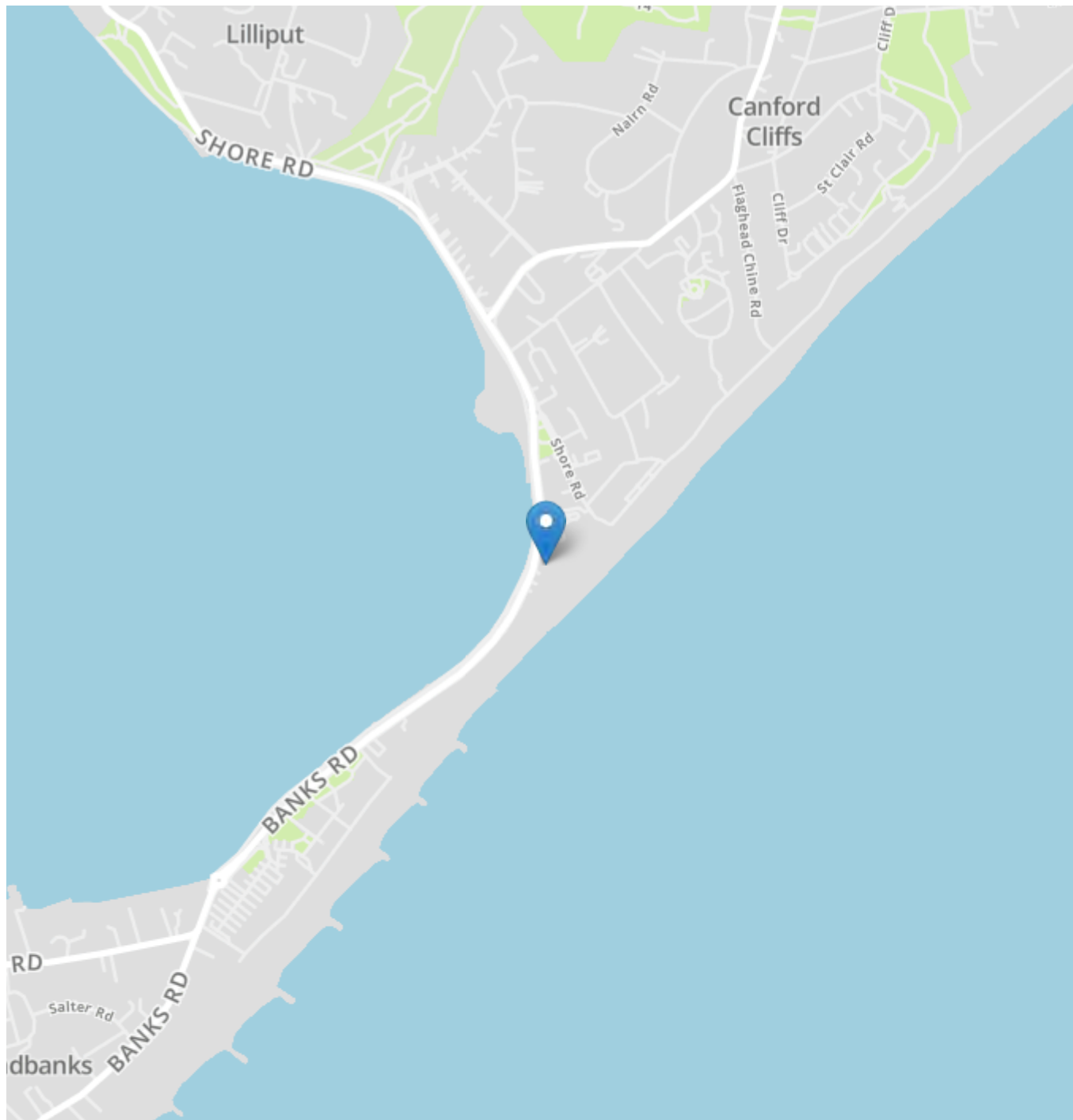


About Mays

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We have been successfully selling clients homes 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.



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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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