

**Renaissance, 2-4 Sandbanks Road  
Poole Park, BH14 8AQ**

**HEARNES**

WHERE SERVICE COUNTS



# Renaissance, 2-4 Sandbanks Road, Poole Park, BH14 8AQ

## Leasehold Price £500,000

Flat 8 is a stunning two bedroom apartment presented in 'show home' condition, set on the 1<sup>st</sup> floor of this luxurious development and offers a delightful open plan lounge/dining room with separate fully fitted kitchen having integrated Neff appliances. There is a lovely private balcony large enough for a table and chairs with French doors to the lounge. This brand new individually designed, luxury retirement development of 32 beautifully appointed one and two bedroom apartments is set on the fringes of Poole Park and only minutes from the beautiful Poole Harbour. Local convenience shops are a few hundred metres away.

- Extremely spacious and elegant 2 bedroom apartment in 'show home' condition set to the front of the development.
- Stunning lounge/dining room leading to a fully fitted kitchen set with Neff integrated appliances to include fridge freezer, oven, induction hob, extractor fan, washer dryer and dishwasher
- Balcony spacious enough for a small table and chairs set at the front of the development
- Quality fittings and fixtures throughout and finished to extremely high standards
- Wonderful master bedroom with en-suite and fitted wardrobes
- Lovely second bedroom with fitted wardrobes. Separate shower room
- Luxury retirement development with beautiful communal areas having a video entry phone system, lifts servicing all floors, underground parking accessed by a car lift and a Life host present five days a week
- Stunning communal lounge area for guests and visitors, along with an outside patio area with seating and affording views over the gardens.
- Guest suite available to book for visitors (£40 per night charge applies)
- Secure development for the over 60's and ideal for retirement or as a 'lock up and leave'
- Secure underground parking bays and storerooms available to rent for £250 per annum each
- Brand new development, with internal viewing highly recommended

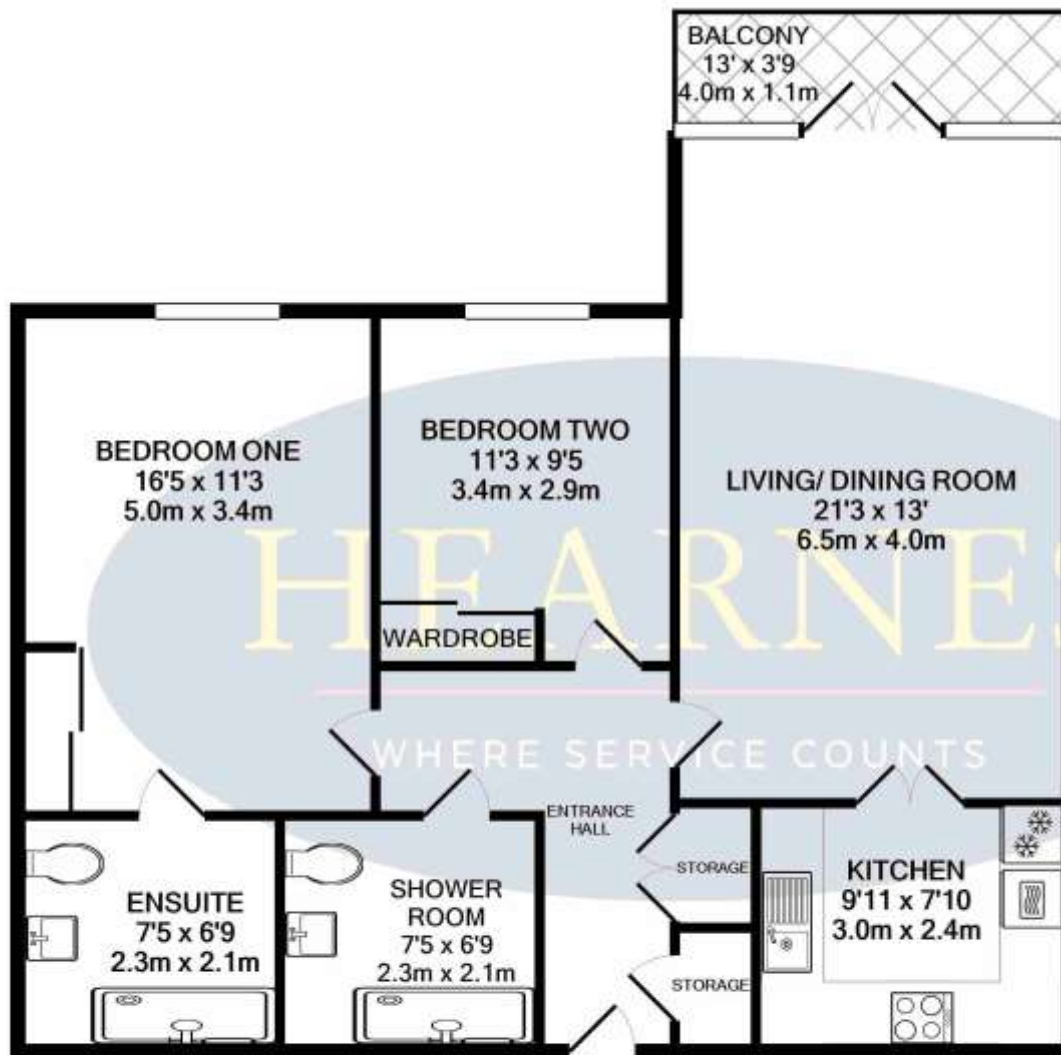
Renaissance really is a place of calm and relaxation, with well-planned communal areas to include a luxurious drawing room being the social heart of the development with kitchen area for residents and guests to enjoy, leading to an outside patio area overlooking the gardens to the rear. This outside space is surrounded by fully maintained gardens and seating areas for the owners to enjoy, making it a perfect place to gather and enjoy an afternoon cup of tea or a glass of wine in the evening. There is a Life host on site five days a week, who is on hand to help and organise events, activities, or days out and a cheerful aid in bringing the community of the block together. Whenever friends or family come to visit, they are welcome to book and stay the night in the guest suite. It comes complete with an ensuite bathroom, and tea/coffee station. (There is a charge of £40 per night for the use of the suite) The development is accessed via video entry phone, and has an underground car park, with parking bays and lockable storage rooms which can be rented. 'A coastal oasis that will inspire and transform the lives of those who become part of this community'

Maintenance: Approximately £340.86 pcm  
 Ground Rent: Approximately £500 Per Annum  
 COUNCIL TAX BAND: D                      EPC RATE: B









**TOTAL APPROX. FLOOR AREA 848 SQ.FT. (78.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Communal areas



Communal areas



Communal areas



Communal areas





Communal patio



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