



**Sandpiper House, 15 Stone Close, Harbour Reach,
Hamworthy, Poole, Dorset, BH15 4GE**

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LEASEHOLD GUIDE PRICE £285,000

Splendid views of Poole Yacht Club and Poole Harbour are enjoyed from this ground floor, 2 double bedroom, 2 shower/bathroom apartment set in the popular Harbour Reach development. The property includes a private patio, large communal sun terrace, ensuite shower room, undercroft car park, gas central heating via radiators and double glazing. It benefits from a passenger lift servicing all floors including the underground parking area, delightful communal areas and outside spaces, to include a sun terrace with Harbour views. This development was built in 2006 and enjoys an enviable position opposite the harbour and Hamworthy Beach with the Park just over the bridge. Sandpiper House is a development of 22 apartments over 7 floors. NB Currently the development is having cladding replacement work carried out, so covered in scaffolding. This is due to be removed by the end of the year and the cost is being covered by the developer.

- Delightful harbour and yacht club views from this ground floor 2 double bedroom apartment
- Patio/terrace leading from the main living area
- Ensuite shower room and separate bathroom
- Open plan kitchen/lounge with doors out to the terrace and providing views
- Kitchen fitted with integrated appliances to include a hob and extractor, oven, space and plumbing for washing machine, dishwasher and fridge/freezer.
- Built in wardrobes in both bedroom and 2 storage cupboards
- Gas central heating and double glazing
- Secure underground parking bay via a remote control electronic gate.
- Passenger lift servicing all floors and security entry phone system.
- Large communal central terrace on the harbour side of the development, with seating, well-kept gardens and gate leading onto a path, which in turn goes over the foot bridge to Hamworthy beach
- No forward chain

Sandpiper House is situated in an enviable and convenient location with Poole Quay just a short walk away with its café and bars, restaurants, and shops. From the apartment you have views out to Arne Bay, and Wareham channel. Hamworthy Park and beach are nearby and accessed via a footpath along the shoreline and footbridge. NB the railway tracks opposite that run alongside the harbour are redundant and do not form part of the main current railway.

Lease: 250 years from 2005
 Ground Rent: £125.00 per annum
 Maintenance charges: £1908 per annum
 Temporary reserve fund contribution: £1596 per annum

COUNCIL TAX BAND: D

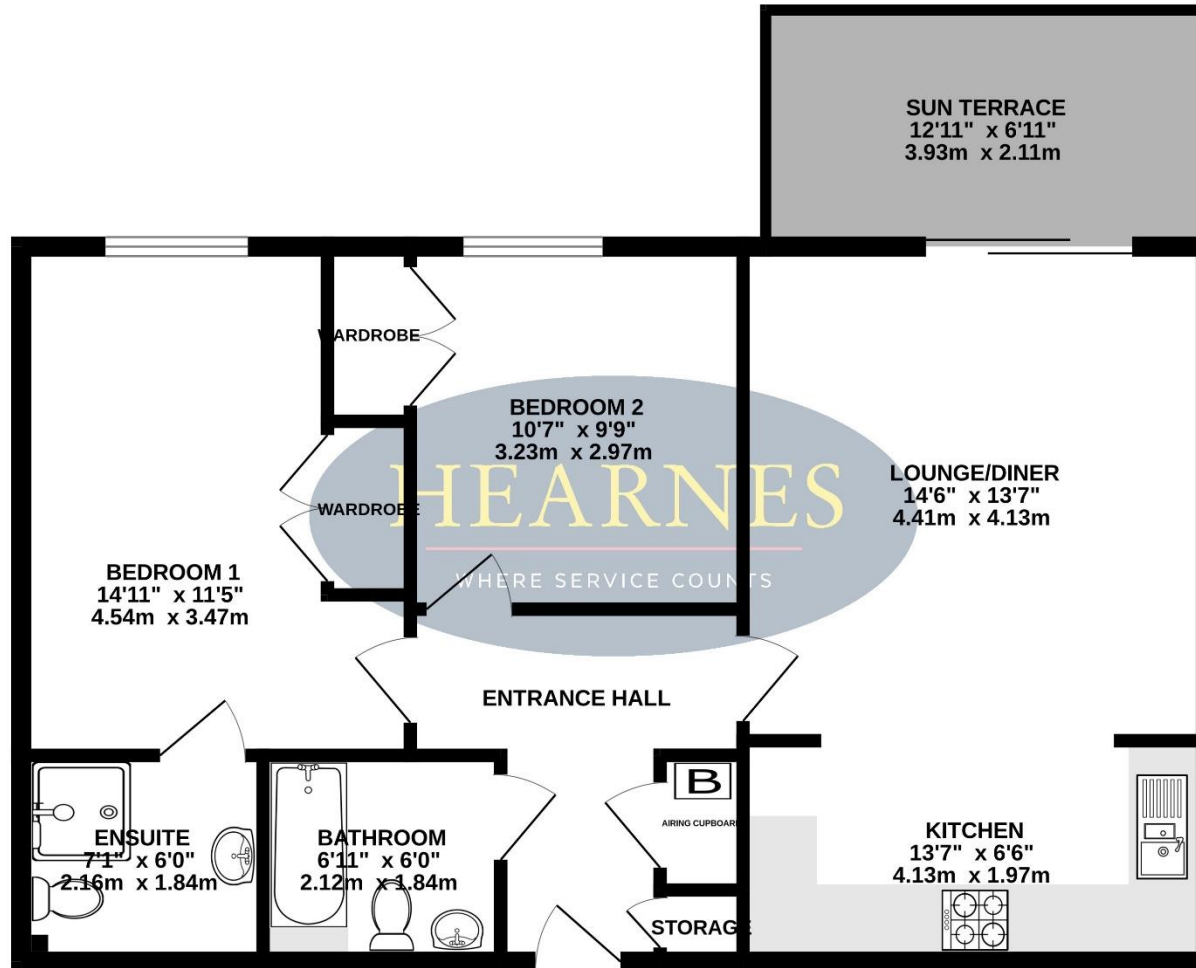
EPC RATING: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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