

TO LET

Flat 18, Haven Court, 82 Banks
Road, Sandbanks, Poole, Dorset
BH13 7QG



PHILIPPA SOLE



£1,500 pcm

—

BH13 Location

2 Double bedroom, top floor apartment

320 metres to the beach

Sea glimpses

South facing balcony

Allocated parking and garage

800 metres from Rick Stein & cafes / wine bar

2 double bedrooms

Council Tax Band E £2625.02 2024/5

About this property

A bright and spacious 2 double bedroom top floor apartment offered in excellent condition throughout, located just just 320 m from Midway path leading to the beach.

The first thing that strikes you as you enter the property is the feeling of space and light. The semi open-plan hall leads to a welcoming living room with sliding doors onto the south facing balcony which offers partial views of the bay. There are two double bedrooms, the principle bedroom enjoys views of the bay and a range of fitted wardrobes. The second bedroom has fitted wardrobes and a dressing table. The well planned kitchen is also partially open from the hall way adding to the feeling of space and enjoys the afternoon sun, it has been well designed and includes a range of integral appliances as well as featuring a social breakfast bar. The family bathroom has a wall mounted shower over the bath, from here there is access to a large walk-in storage/ utility area, including shelving, a fridge freezer, boiler, washing machine and tumble dryer. Additional storage can be found in the hallway as well as a separate cloakroom. A private garage can be easily accessed from the rear entrance of the block, providing an ideal space for keeping bikes and water sports equipment. The driveway is accessed via a secure barrier, with a number of visitor parking spaces. To the rear of the garages you will find a well maintained communal garden ideal for catching the evening sun or entertaining friends and family. This property comes on a fully furnished basis. Unfortunately, pets are not permitted in this apartment.

Location

Just 320 metres from the Midway Path leading to arguably the best part of Sandbanks Beach, also known as Cubs Beach. It's a lovely sandy shallow cove ideal for swimming or dropping anchor and enjoying the views across to Shell Bay Beach on the Isle of Purbecks, which can be accessed via the Sandbanks Chain Ferry adjacent to the property. The National Trust owned heath and hills of the Purbecks are an absolute mecca for outdoor enthusiasts. The wonderful Shell Bay restaurant is a treat for all the senses, with sublime dishes and views in equal measures. On Sandbanks Peninsula there is also a strip of restaurants and cafes only 800 metres away including the famous Rick Stein's restaurant and wine bar. For members, there is also the Royal Motor Yacht Club and a little further inland, Parkstone Yacht Club and of course the highly regarded Parkstone Golf Course. Poole and Parkstone Railway Stations takes you to London in approx. 2 hours and Southampton International Airport in 50mins. Bournemouth International Airport is 10miles away.





Second Floor

Approx. 80.6 sq. metres (867.6 sq. feet)



Total area: approx. 80.6 sq. metres (867.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	76
(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	

PHILIPPA SOLE

enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999