



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(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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## 2 The Bays 133 Banks Road, SANDBANKS, Poole BH13 7QQ

£750,000

### 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 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 are advised holiday lets are NOT permitted.

### COMMUNAL ENTRANCE

With secure entry.

### ENTRANCE HALL

Double opening doors to storage cupboard. Fusebox, combination boiler.

### OPEN PLAN LIVING/KITCHEN/DINING

21' 8" x 14' 6" (6.60m x 4.42m) Full height sliding doors to balcony, underfloor heating. Well appointed kitchen area to include built in Smeg hob and oven, integrated washing machine, dishwasher and fridge/freezer, one and a quarter bowl sink unit with mixer tap, side aspect window. There is a lounge and dining area with space for table and chairs, all having a pleasant aspect over towards Bournemouth bay and views over towards The Purbecks. There are sliding doors which lead on to the large balcony.

### WRAP AROUND BALCONY

19' 3"Max x 7' 4" (5.87m x 2.24m) Enjoying sea views.

### BEDROOM ONE

12' 0" x 10' 0" (3.66m x 3.05m) Windows to the rear and side aspect, with some views of the Bay, underfloor heating, door to en-suite.

### EN-SUITE SHOWER ROOM

7' 7" x 4' 6" (2.31m x 1.37m) Double walk in shower cubicle, concealed WC, wall mounted wash hand basin, heated towel rail, side aspect frosted glass window.

### BEDROOM TWO

12' 8" x 10' 6" (3.86m x 3.20m) Front aspect full height window, underfloor heating.

### FAMILY BATHROOM

9' 2" x 5' 5" (2.79m x 1.65m) Side aspect window, concealed low level WC, wall mounted wash hand basin and panelled bath with rain fall shower, heated towel rail, fully tiled floor and walls.

### 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