

The Winners, 71 Panorama Road,  
Sandbanks,  
Poole, BH13 7RB



An impeccably presented and extensively modernised two bedroom first floor apartment located in close proximity to the award winning sandy beaches and local amenities of Sandbanks peninsula.

Guide Price £450,000 Share of Freehold







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## Situation & Description

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, café, newsagent and the famous Rick Stein restaurant.

Welcome to The Winners, a delightful collection of apartments combining elements of coastal award winning sandy beaches with contemporary modern living.

This flawless two bedroom first floor apartment is situated within close proximity to the exquisite Poole harbour, located in one of the most prestigious areas in Dorset. The Sandbanks area offers outstanding local amenities with some of the finest views of Poole harbour and the award winning blue flag beaches nearby.

Set in a gated development with one parking space allocated for each apartment and four visitors parking. The apartment has been extensively and beautifully modernised throughout and benefits from good storage.

A fantastic open plan lifestyle/living space with feature inset lighting encompasses a zoned modern kitchen area, complete with integrated appliances and quartz worktop. The flexible accommodation has space for soft seating and various dining options. A dedicated southwest Juliet balcony enjoys the afternoon sun and distant harbour views.

The property benefits from controlled Rako intelligent lighting and feature mood lighting, perfect for entertaining.

To the southeast elevation lies the spacious main bedroom, with feature walk in wardrobe and motion lighting.

Bedroom two, or perfect study room, is good sized and just across the hallway is the luxury family bathroom, also complete with motion lighting.

The specification and finish has been meticulously completed through its recent refurbishment and viewing is highly recommended.

Tenure: Share of Freehold

Management company: Foxes Property Management

Maintenance charge: Approximately £2000 per annum

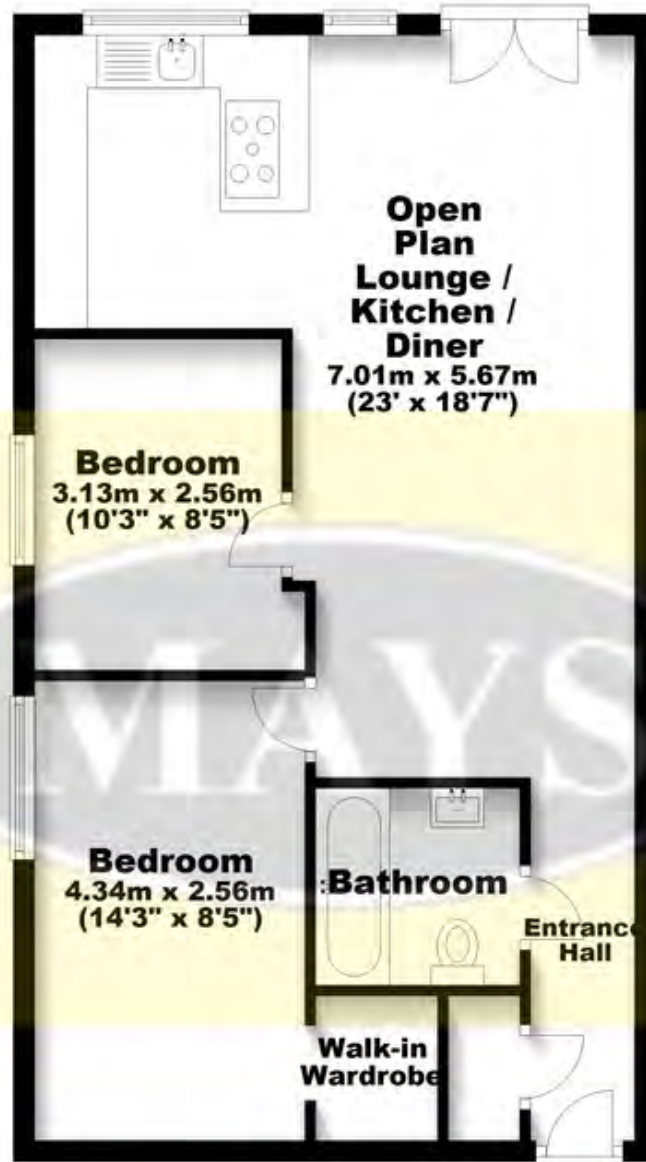
No holiday lets permitted

No pets allowed

Council Tax Band E

- Immaculate first floor apartment
- Highly desired Sandbanks location
- Distant harbour views
- Two good sized bedrooms
- Main bedroom with feature walk in wardrobe
- Luxury bathroom
- Modern kitchen with quartz worktop
- Intelligent Rako lighting
- Gated development
- Residents and guest parking

## First Floor



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Plan produced using PlanUp.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**New Developments (where applicable)**

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