

Showboat

58-62 Banks Road, Sandbanks BH13 7QF

£595,000 Share of Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

### **\*\* ADDITIONAL STAMP DUTY PAID FOR SECOND HOME PURCHASERS** (Subject to Terms & Conditions) **\*\***

A superbly positioned top floor apartment with sea views and generous accommodation in the heart of Sandbanks with direct access to sandy beaches via the Midway Path. The property has a unique layout which sets it apart from many other 'more traditional' apartments in the area as the accommodation was designed to maximise the orientation of the sun and the water views from the living room, main bedroom and balcony. Ideal as either a second home or permanent residence and being one of only four others in this wing of the small development, we feel this apartment truly offers something quite special.



## Key Features

- Sea views and a positioning overlooking the gardens
- Living/dining room opening to a private balcony
- Good sized fitted kitchen/breakfast room
- Main bedroom with contemporary ensuite double shower room
- Spacious second double bedroom
- Bathroom with modern suite
- Good provision for storage
- Garage and further underground parking
- Beautiful surrounding gardens featuring a Coy Pond
- Moments from award-winning sandy beaches



## About the Property

On entering the property, you are immediately impressed by the sense of space and light with a line sight that extends the entire length of the property. The living/dining room is a 'quirky' shape, but it's a shape that works incredibly well. There's a perfect area for a good-sized dining table and this gives clear definition to the living area which is ideally located for the water views and access to the balcony. The kitchen/breakfast room is fitted with a comprehensive range of units and appliances and there's also a breakfast bar for casual dining.

The main bedroom has a full bank of fitted wardrobes, sea views and a private ensuite shower room with a double shower and external window. The second bedroom is a more than comfortable double and is serviced by a full-size bathroom.

A feature we really like about this apartment is the positioning in the right-hand wing of the development. Not only does this give a feeling of exclusivity being one of only five apartments in this section but it also provides a lovely outlook over the beautifully manicured gardens. There's a garage with an electric door and further allocated underground parking.

We feel this a great opportunity for buyers wanting not only an exclusive address with sea views and access to the beach, but also a property that offers a refreshing departure from more traditionally arranged apartments. It's an overused phrase in our industry BUT – it really has got to be seen to appreciate what sets it apart...!

Tenure: Share of Freehold

Service Charge: Approximately £2,940 per annum

Council Tax Band: F (BCP Council)

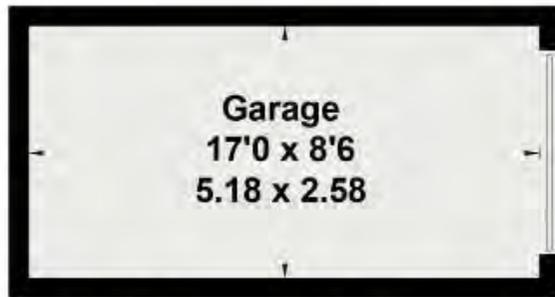
Utilities: Mains Electricity, Water & Sewerage

Broadband & Mobile Signal: Refer to Ofcom website

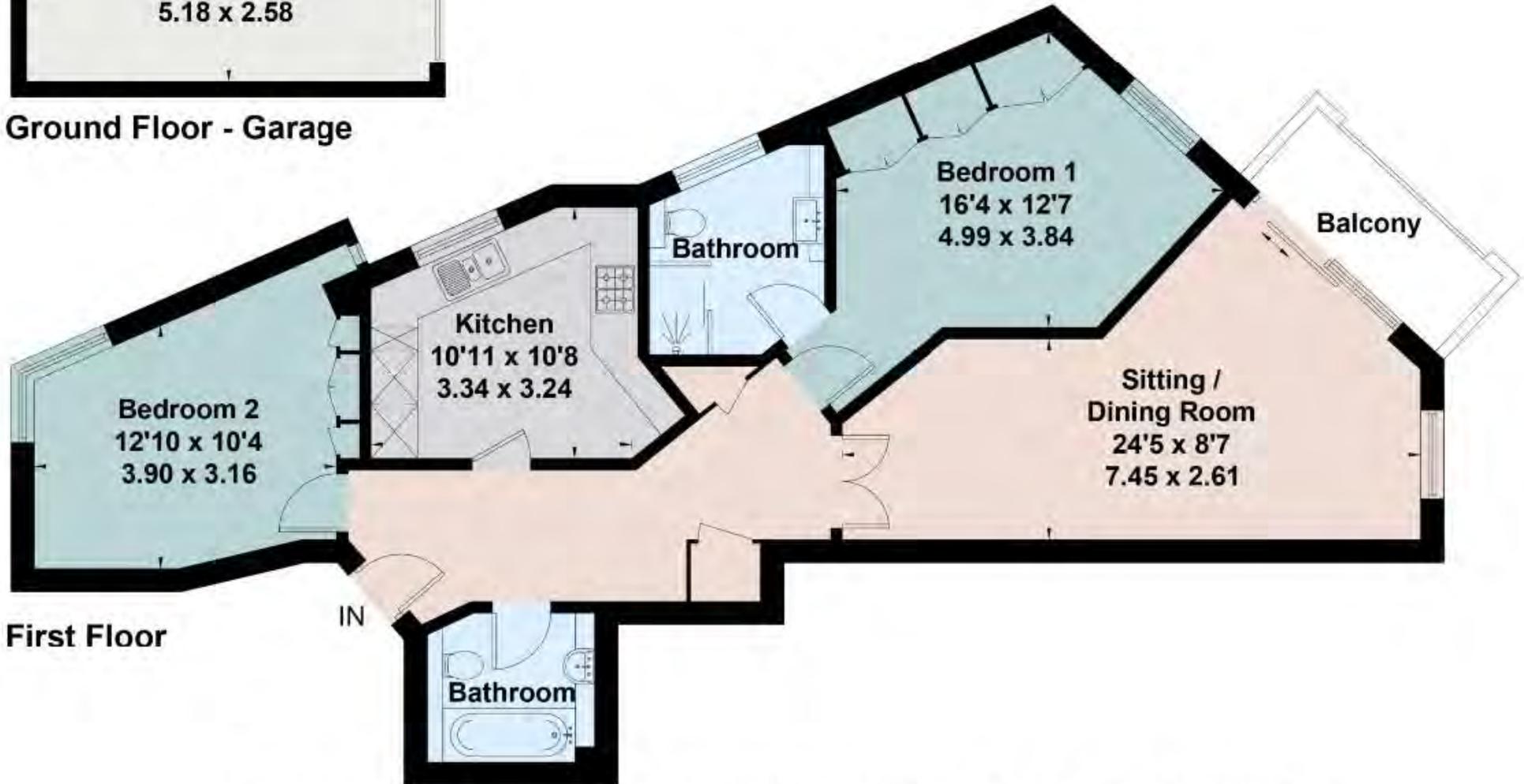
Mays are part of the Property Ombudsman Scheme TPO - DO3138



Approximate Area = 86.2 sq m / 928 sq ft  
Garage = 13.5 sq m / 145 sq ft  
Total = 99.7 sq m / 1073 sq ft



Ground Floor - Garage



First Floor



## About the Location

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, cafés, a newsagent and the famous Rick Stein restaurant.

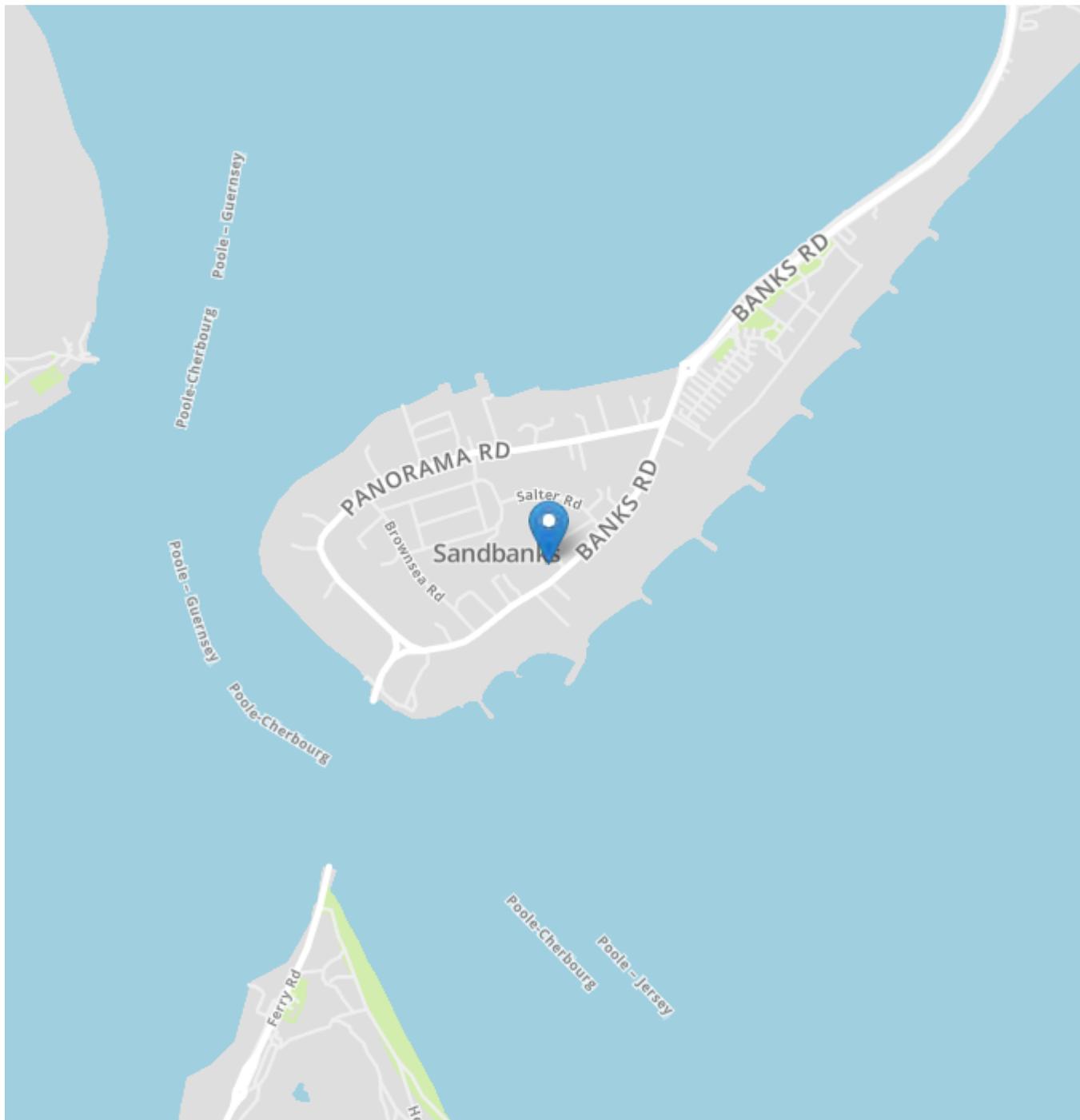


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(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

**IMPORTANT NOTICE**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

**Mays Estate Agents - Sales and Head Office**

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

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