





### **Ace Penthouse, 17-21 Banks Rd, Poole, Dorset BH13 7AY**

Lloyds Property Group are delighted to offer for sale this state of the art penthouse apartment boasting in excess of 4800 sq. ft. of luxury accommodation. The whole apartment has been intelligently designed to make the most of the unrivalled sea and harbour views. Using the highest quality materials throughout and implementing a luxury specification makes this penthouse arguably one of the most desirable places to live in Sandbanks.

#### **Accommodation**

Four stunning bedrooms, all featuring luxurious en-suite bathrooms  
 Lounge • Kitchen • Living/Dining Room • Laundry • Harbour Front Terrace  
 Beach Front Terrace • Rooftop Terrace



## Welcome to Ace ...

The penthouse offers extensive exterior terrace space including balconies and terraces off the principle rooms plus a breath-taking roof terrace which has 360-degree views of the water and beaches. The roof terrace is also home to a Jacuzzi where you can relax in private, overlooking Sandbanks from a truly unique perspective. In total, there is approximately 3400 sq. ft. of terracing.

Leisure Facilities at the development consist of a wellbeing area with a sauna, steam room, gym and a beautiful swimming pool for the exclusive use of the residents.

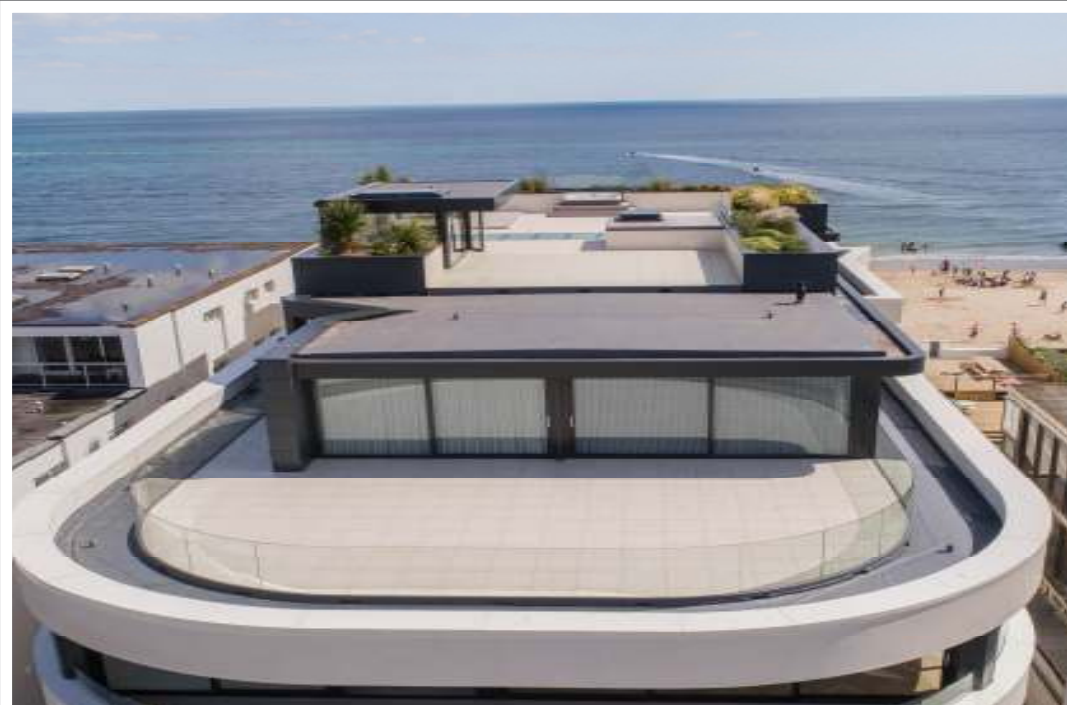
Additionally, the property has 2 secure parking spaces and is presented fully furnished. Internally the property is beautifully arranged, combined with elegantly styled fixtures and fittings gives this truly 'one off' penthouse a feeling that cannot be described without experiencing it in person.

### Accommodation

#### Specification & Special Features

4,873 sq. ft. of luxury accommodation • Outside terrace space spans across 3,421 sq. ft • Sumptuous Residents swimming pool & gym and leisure facilities • Four bedroom suites all with breath-taking views • Flooded with natural light • Secure direct lift entry • Dual aspect views of the famous harbour and award winning golden beaches • Luxurious, detailed specification





### Penthouse, Ace, Sandbanks

Approximate Gross Internal Area: >= 453 sq m / 4873 sq ft

Terrace Approximate Gross Internal Area: >= 318 sq m / 3421 sq ft



Third Floor



Fourth Floor

For identification purposes only, not to scale.  
Created using Original architects drawings.  
Dimensions and locations may vary in finished property.

Viewing: Strictly by prior appointment through sole selling agents Lloyds  
**VIEWING 7 DAYS A WEEK. Ref: 3066**

#### Important Notice

Lloyds, their clients and any joint agents give notice that:

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of an offer or contract and must not be relied upon as statements or representations of fact.
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