

Mirage, 33 Shore Road
Sandbanks
Poole, BH13 7PJ



Oustanding three bedroom apartment with beautiful panoramic views across Poole Harbour and Brownsea Island

£1,250,000





SITUATION & DESCRIPTION

Sandbanks is so popular it has been lauded as having the fourth highest property values in the world. Its award winning beaches are some of the finest in the country. Summertime offers everything a foreign destination has on your own doorstep. Cafe Shore, Harbour Heights and Sands Brassiere are local eateries offering the highest quality of dining. The quality of life is unrivalled throughout the country. Watersports are abundant here with the Harbour offering one of the best locations to learn kite and wind surfing whilst the open sea gives more freedom to boat and yacht owners who wish to spend their weekends in peace and solitude.

Apartment 11, Mirage is an extremely spacious three double bedroom ground floor apartment that offers panoramic views across Poole Harbour towards Brownsea Island, located just a few hundred meters from the gold award winning beaches of Sandbanks. Forming part of this prestigious development this well-appointed apartment is presented in immaculate order throughout, conveyed with two underground secure parking spaces and a storage cage.

Entrance to the apartment is via a vestibule which leads into a large central reception hall. The hall is spacious and gives direct access to the large living room through double glass doors. The living room is a very generous size and is a main feature of the apartment with double doors lead onto a private decked terrace. From here there are superb harbour views with Sandbanks Peninsula to the left hand side. From the lounge there is open access to the dining area which offers ample space for a good sized dining table and chairs with a picture window overlooking the harbour. The luxury fitted kitchen is extremely well finished and has extensive integrated appliances including an American style fridge/freezer. The work surfaces are of granite and incorporate a good sized breakfast bar which separates the kitchen from the dining area.

In the hall there is a good sized cloakroom, storage cupboard and

separate utility room.

The main bedroom suite benefits from views of Poole Harbour and double doors to the outside terrace. There is a spacious walk in fitted wardrobe and a large luxury en-suite bathroom.

Bedrooms two and three are both doubles and also benefit from luxury en-suite shower rooms.

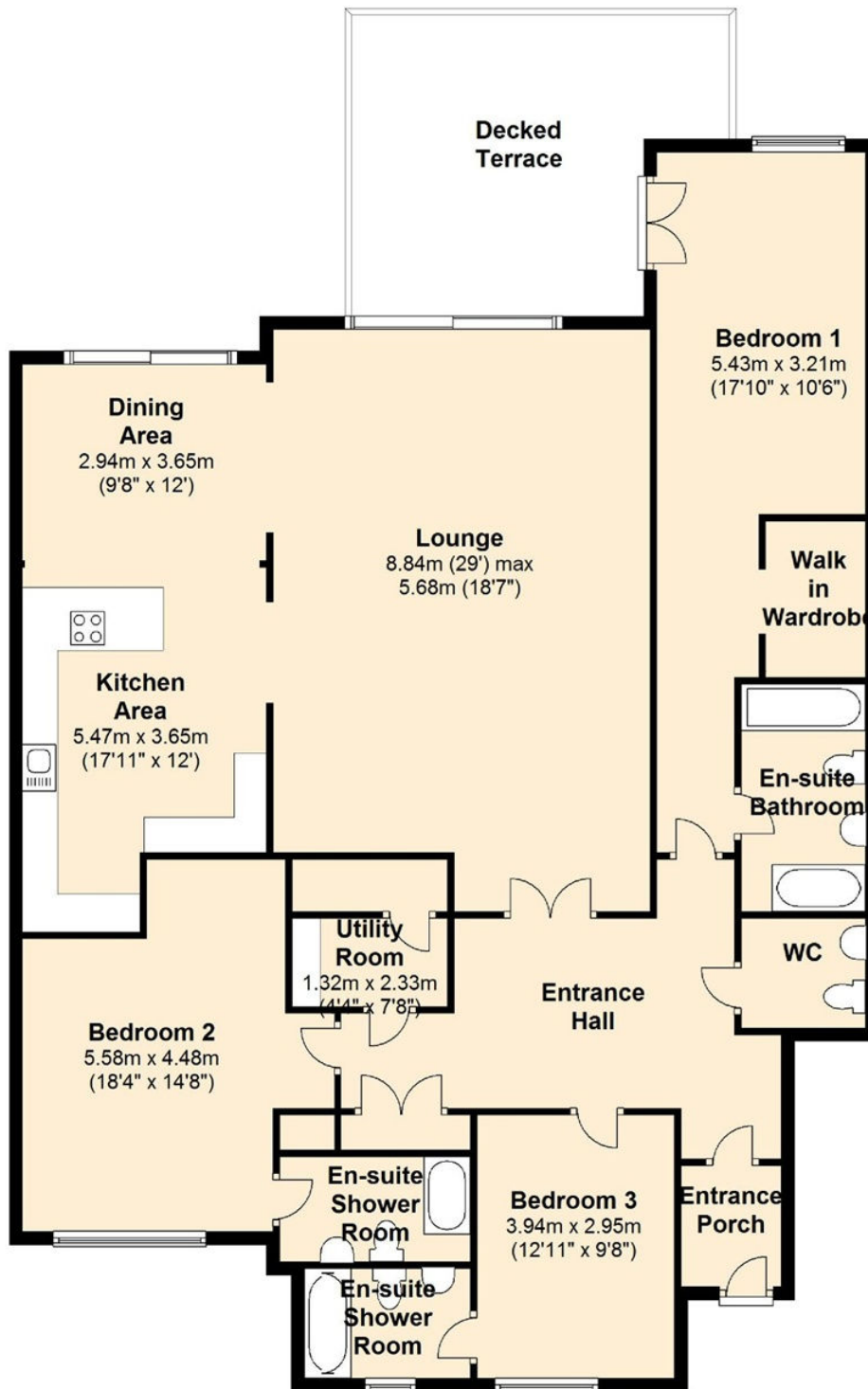
The apartment is serviced by a lift from the secure underground parking.

To fully appreciate this luxury apartment we strongly recommend an internal viewing.

- Superb panoramic harbour views
- Prestigious development with secure electric gates
- Beautifully fitted kitchen/Dining Room
- Three double bedrooms, all with en suite facilities
- Spacious living room opening onto a decked terrace
- Cloakroom and Utility room
- Two underground secure parking spaces and storage
- Approximate internal area 1,884.1 sq.ft
- 125 year lease from 2005
- Council Tax Band: H

Ground Floor

Approx. 207.3 sq. metres (2231.0 sq. feet)



Total area: approx. 198.6 sq. metres (2137.5 sq. feet)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C			(69 to 80) C		
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		82			82
					63
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	

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New Developments (where applicable)

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290 SANDBANKS ROAD
 LILLIPUT, POOLE, DORSET BH14 8HX
 TEL: 01202 709888
 FAX: 01202 707648
 EMAIL: POOLE@MAYSESTATEAGENTS.COM

Sole Agent

