



## APARTMENT 5

328 SANDBANKS ROAD, POOLE, BH14 8HY





## FEATURES

Prestigious water front development |  
Unique self-contained luxurious first floor apartment  
extending to approximately 1263 sq ft | Stunning panoramic  
harbour views | Private front door to reception hall |  
First floor landing | Stylish open plan main living area |  
High quality fully equipped kitchen | Separate utility room |  
Three good sized bedrooms | Luxuriously appointed en-suite  
shower room and separate bathroom | Home automation  
and audio-visual systems | Private single garage | Communal  
boathouse and slipway providing direct water access |  
Beautifully landscaped communal gardens | Secluded plot  
of just under an acre | Secure gated entrance and sweeping  
driveway | Guest parking | Secure bike store |  
Share of freehold



This is a unique standalone apartment with its own private entrance positioned above two garages for the residence of 328. No. 5 is completely separate from the main adjacent building, comprising four further apartments. The light and airy accommodation has been finished to an exacting specification extending to approximately 1263 sq ft. Upon entering the apartment via a covered porch you are greeted by a good sized reception hall with a built-in storage cupboard and stairs leading to the first floor landing, with a skylight window and full height doors to all principles rooms. There is an impressive open plan main living area taking full advantage of the beautiful harbour views, opening directly onto a private west facing balcony. The kitchen area offers a comprehensive range of high quality units with fully integrated appliances, complete with granite work surfaces and has the added benefit of a separate utility room. The main bedroom has built-in wardrobes and a luxury en-suite shower room. There are two further bedrooms both served by a luxury family bathroom. Apartment 5 is also conveyed with a single garage in the central courtyard.



The story of 328 is one rooted in a desire to deliver the very best apartment scheme seen on the South coast. The vision behind 328 was to create spectacular and unique residences for discerning buyers with the highest expectations. To meet this challenge, the developer has worked tirelessly to redefine uncompromised luxury living, striving to achieve elegance, grace and enduring style at every stage of the process, and in every aspect of the development. Located in a secluded, mature landscaped plot of just under an acre, 328 enjoys a stunning waters' edge position with uninterrupted panoramic views over Poole Harbour towards Brownsea Island and the Purbeck Hills beyond.







**G**enerous, communal landscaped areas provide a comfortable external environment, with mature tree screening provides complete privacy from the road access. Dedicated garages are complimented by external visitor parking, slotted seamlessly into the tree lined approach to 328. Formal garden areas and amenity space to the waterside of 328, combined with carefully considered screen planting to boundaries, maintain privacy and provide a natural haven for outdoors relaxation. Enjoying sunlight throughout the day, the gardens are extensive and make intelligent use of the ground topography on the approach to the shoreline where 328 enjoys its own private sand beach area at low tide.



**T**he shared boat store allows for the secure storage of water sports equipment and the opportunity for washing down. The slipway is served with an electric winch to ease the storage of boats on the concreted hard standing adjacent. Two paved viewing platforms provide a further opportunity for contemplation and unobstructed views across the harbour.









Fully CAT 5 cabled throughout, a high quality central hub home automation system provides multi-zone control of lighting, heating, and audio-visual systems including SKY TV. iPod and amplifier controlled audio output pre-installed with speakers to main living areas.

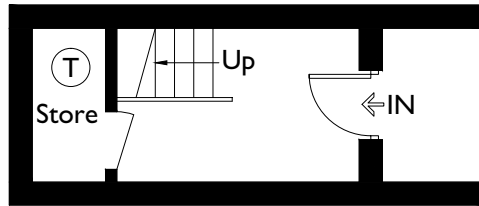
**Tenure** - Share of Freehold.

**Maintenance Charge** - £439.82 per quarter plus sinking fund.

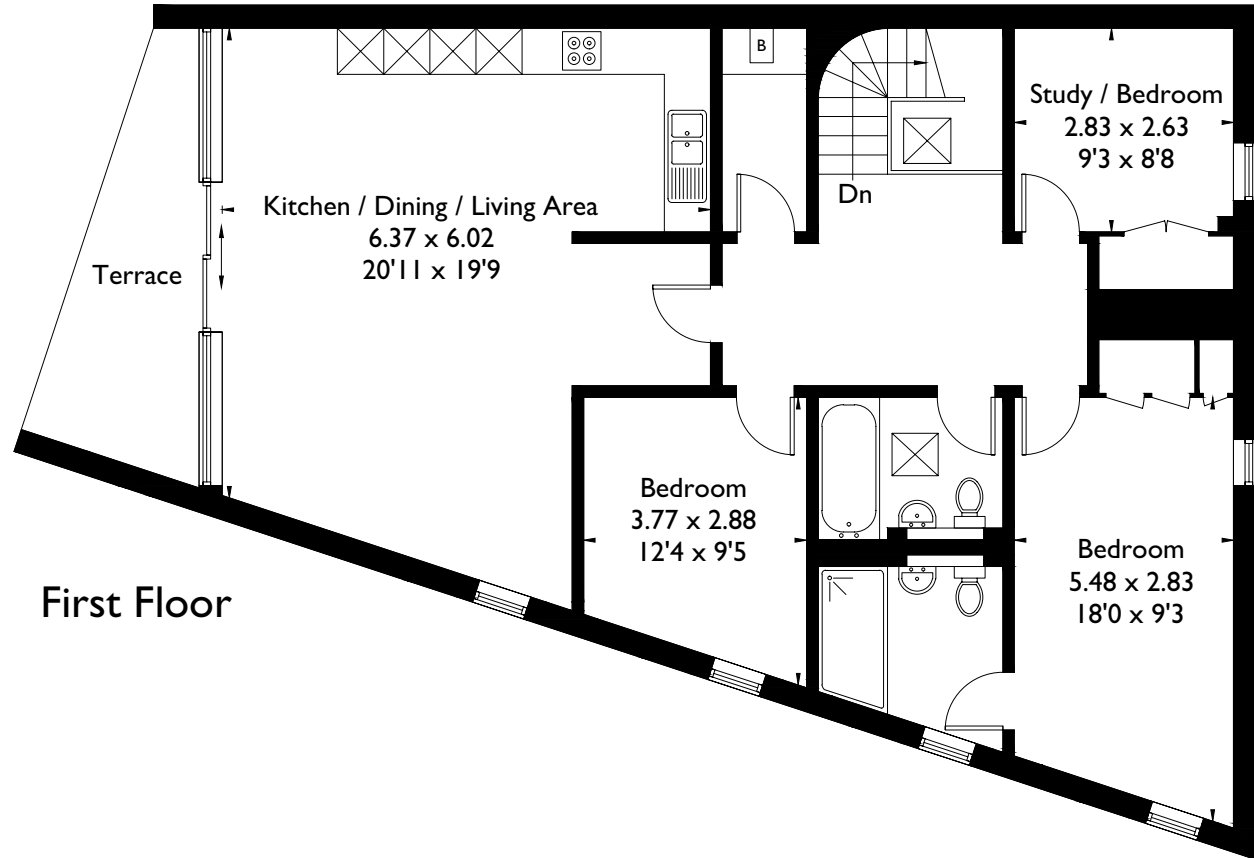
To fully appreciate this prestigious water front development and stunning location an internal viewing is highly recommended.



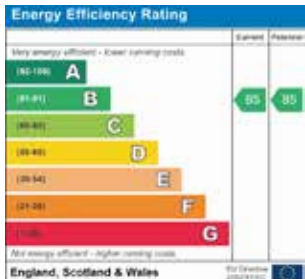
Approximate Gross Internal Area = 117.3 sq m / 1263 sq ft



Ground Floor



First Floor



Important Notice: Mays and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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. All measurements are approximate. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. Nothing contained herein shall be, or shall be deemed to be, part of any contract.

290 Sandbanks Road  
Lilliput, Poole  
Dorset, BH14 8HX  
01202 709888

[poole@maysestateagents.com](mailto:poole@maysestateagents.com)  
[maysestateagents.com](http://maysestateagents.com)

