



5 The Winners 71 Panorama Road, Sandbanks, Poole BH13 7RB
£450,000 Share of Freehold





****MOMENTS FROM SANDBANKS BEACHES** A BRIGHT AND WELL PRESENTED TWO BEDROOM apartment situated on the Sandbanks Peninsular.**

- TWO DOUBLE BEDROOMS
- RECENTLY REBURBISHED
- JULIET BALCONY
- SEA GLIMPSE
- FIRST FLOOR APARTMENT
- MOMENTS WALK TO THE BEACHES OF SANDBANKS

Property Comprises

The Winners is 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

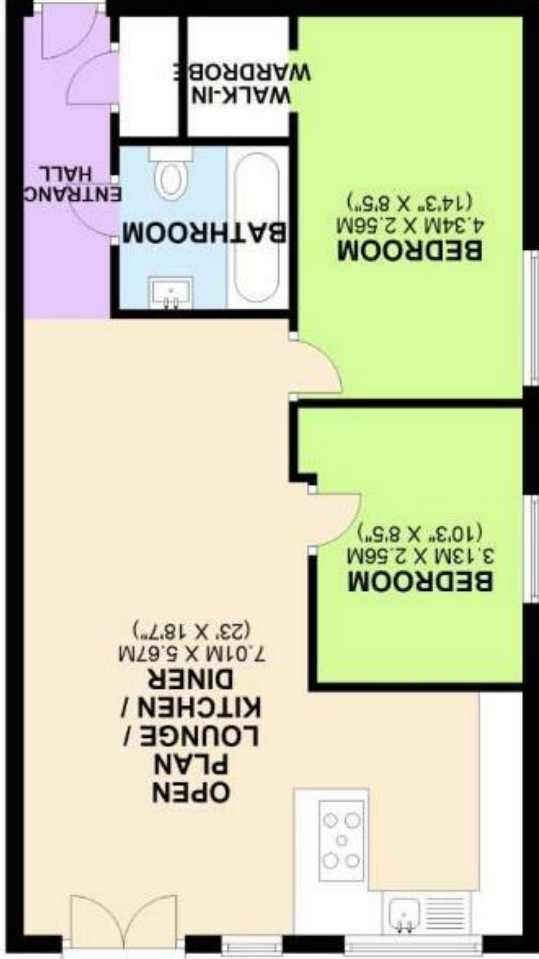
Maintenance charge: Approximately £2000 per annum

Sandbanks

The property is situated nearby to the famous Sandbanks Peninsula located at the entrance to Poole Harbour, regarded as the second largest natural harbour in the world. Sandbanks is internationally renowned for its water sports and boating and in addition there are excellent walking, cycling and horse riding along the Jurassic coast, England's first National World Heritage site, which provides some of the most dramatic scenery. This can be accessed by the Sandbanks car ferry linking Poole to the popular 'blue flag' beaches at Shell Bay, Studland, Swanage and the Isle of Purbeck. For those less inclined to take to the sea, the County of Dorset offers some of the UK's most beautiful countryside, with a vast array of lifestyle opportunities from the wilds of the New Forest, to manicured championship golf courses.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland Europe.





FIRST FLOOR
APPROX. 59.2 SQ. METRES (637.8 SQ. FEET)

TOTAL AREA: APPROX. 59.2 SQ. METRES (637.8 SQ. FEET)

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Plan produced using PlanUp.

All room dimensions given above are approximate measurements

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Energy Efficiency - meter reading table	Minimum
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Energy Efficiency - meter reading table	Minimum
Energy Efficiency - meter reading table	Maximum

Environmental Impact (CO ₂) Rating	
Environmental Impact - meter reading table	Minimum
Environmental Impact - meter reading table	Maximum
Environmental Impact - meter reading table	Minimum
Environmental Impact - meter reading table	Maximum