



Flat 1 Utopia

33 Banks Road, Sandbanks, Poole, BH13 7PW



EST. 1977

KEY DRUMMOND
ESTATE AGENTS



Flat 1 Utopia

33 Banks Road, Sandbanks, Poole, BH13 7PW

Key Drummond are delighted to offer this beautifully presented, four bedroom ground floor apartment situated on the famous Sandbanks Peninsula, with direct access to Sandbanks Beach from the rear communal patio.

The property boasts a bright and spacious, open plan kitchen/dining room with integrated appliances and fantastic views across the harbour, a separate living room with double doors leading to patio. All four bedrooms are generously sized, three of them doubles, one with an ensuite as well as fitted wardrobes.

There are two family bathrooms including walk in wet room, separate WC as well as ample storage space.

- Direct Access to Sandbanks Beach
- Four Bedrooms
- Garage
- Furnished
- Modern Fitted Kitchen/Diner
- Available Now

Local Authority , Tax Band , Tenure:



Property Requirements

No Pets

No Smokers

You must be able to pass a credit check

Annual income criteria 30 x Monthly Rent (£75,000)

Key Drummond Properties

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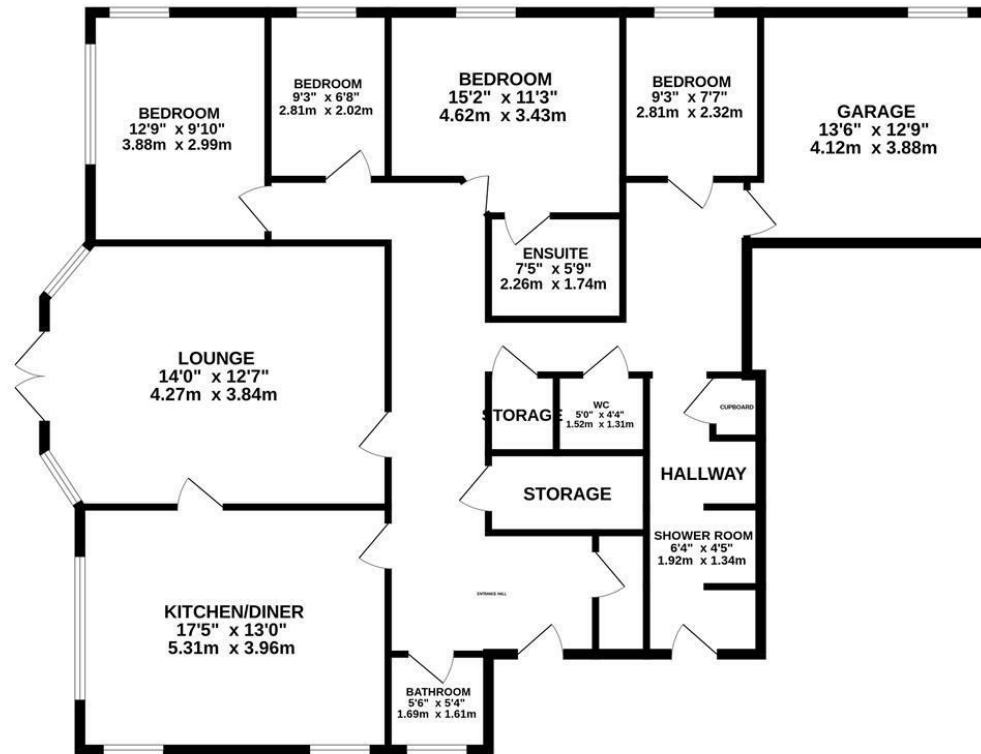
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GROUND FLOOR
1495 sq.ft. (138.9 sq.m.) approx.



TOTAL FLOOR AREA: 1495 sq.ft. (138.9 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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