

Apartment 1 Harbour Dene, 8 Panorama Road
Sandbanks, Poole, Dorset, BH13 7RD



LUXURY &
PRESTIGE
Exclusive Properties

Introduction



Please click on the image above to view our short video introduction to this property.

£850,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Interactive 3D Tour

Can't wait to view in person?

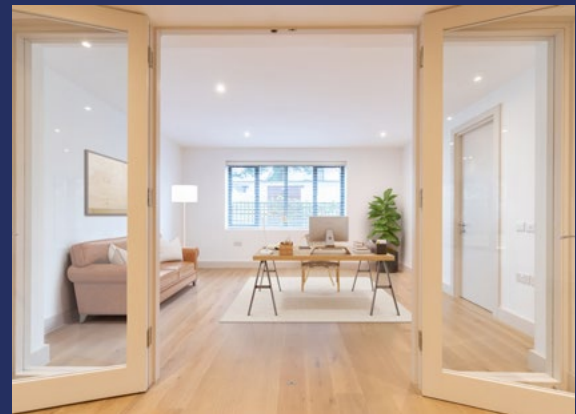
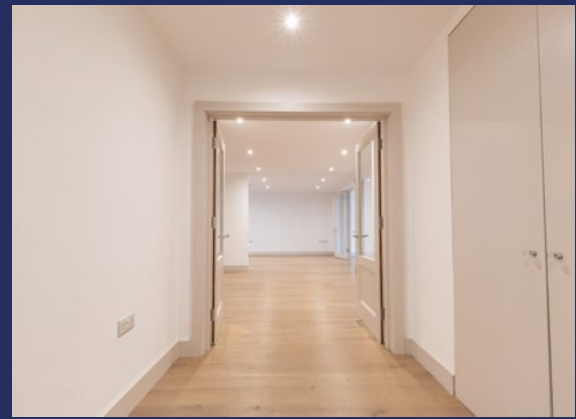
Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace.

It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.













Apartment 1 Harbour Dene, 8 Panorama Road, Sandbanks, Poole, BH13 7RD



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1572 sq ft, 146 m²
TOTAL: 1572 sq ft, 146 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Harbour Dene is a small and exclusive block of just three luxury apartments located in Panorama Road in the heart of the world famous Sandbanks Peninsula. It is literally moments from the main Sandbanks Beach meaning miles of award winning beaches are accessible from the doorstep.

The highly regarded Rick Stein restaurant is just around the corner along with a whole host of amenities including The Sandbanks Yacht Company and the Royal Motor Yacht Club. Poole Harbour itself is the second largest natural harbour in the world and is a mecca for watersports enthusiasts using its calm and sheltered waters.

The apartment itself occupies the entire ground floor and has its own private enclosed garden which is accessed from the main living space. It extends to 1,572 square feet and features a lovely wide entrance hall opening through to a large semi open plan living space with a beautiful contemporary fitted kitchen.

There is also a separate study or snug as well as three bedrooms and three bathrooms. The master suite includes a fitted dressing room and a luxury en suite.

Apartments with this much accommodation in this location are rare so this is an opportunity not to be missed.

- Ground floor garden apartment
- Three bedrooms, three bathrooms
- Extends to 1,572 square feet
- Semi open plan living space
- Beautiful kitchen
- Separate study or snug
- Private garden
- Moments from beaches
- Secure storage cupboard
- Carport & additional parking space

Guide Price:

£850,000

Stamp Duty:

Main Home £17,500*

Additional Home £43,000*

(*based on guide price)

Tenure:

Leasehold

Lease Length:

Remaining 125 years

Maintenance:

c. £1,500pa (TBC)

Ground rent currently: £450pa**

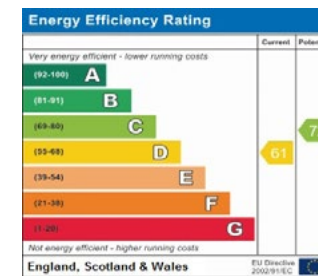
**Grounds rents can increase over time and advice should always be sort by your solicitor before exchange of contracts

Council Tax:

Band F

(2020/2021 £2,622.95)

Energy Performance Certificate:



Address:
Apartment 1 Harbour Dene

Get in Touch....



- IN PERSON:** We are located at 15 Haven Road, Canford Cliffs, Poole, BH13 7LF. We would love to see you for a cup of tea or coffee.
- BY PHONE:** 01202 007373
- BY EMAIL:** info@luxuryandprestige.co.uk
- PROPERTY REF:** 0484



IMPORTANT NOTICE

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



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