



Apartment 7 Dune Crest

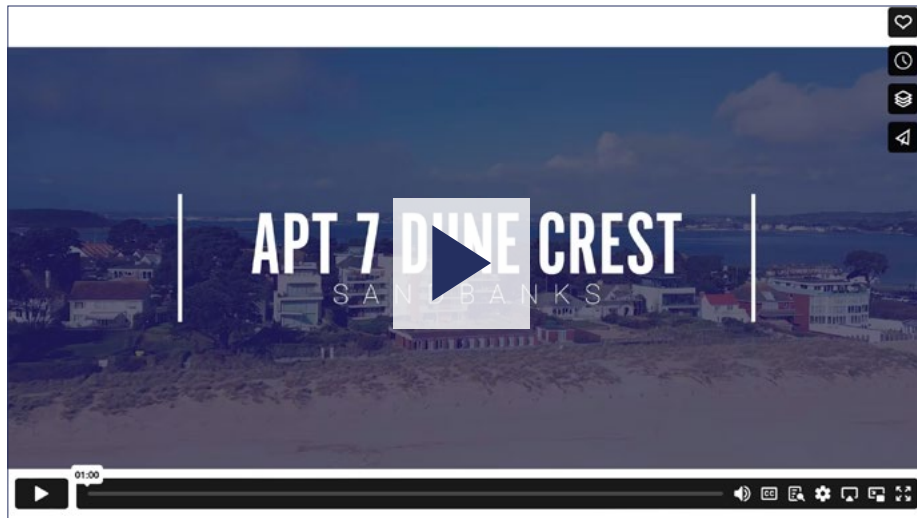
105 Banks Road, Sandbanks, Poole, Dorset, BH13 7QQ



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Can't wait to view in person?

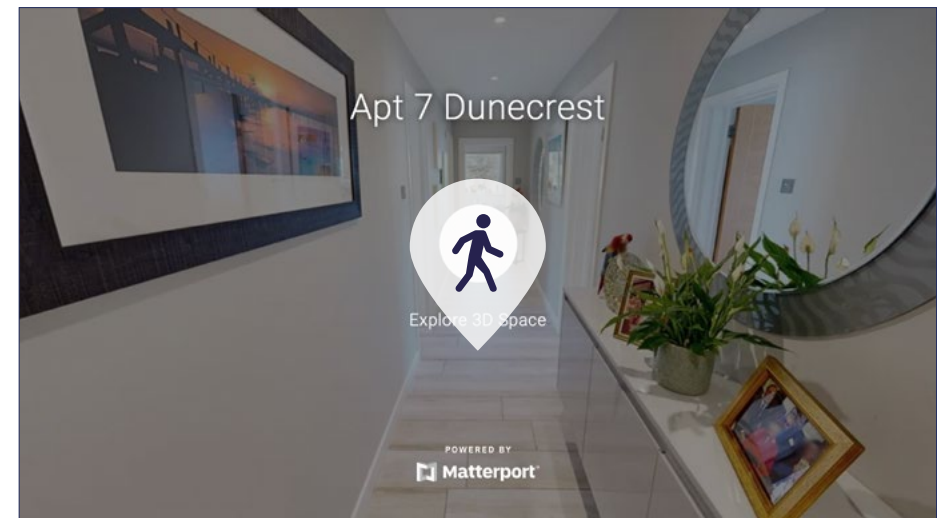
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo



Simply click on the thumbnail above 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.

Matterport™



It occupies a wonderful position on the Sandbanks Peninsula.



The views over the beach are spectacular.



The interior has been refurbished by the current owner.

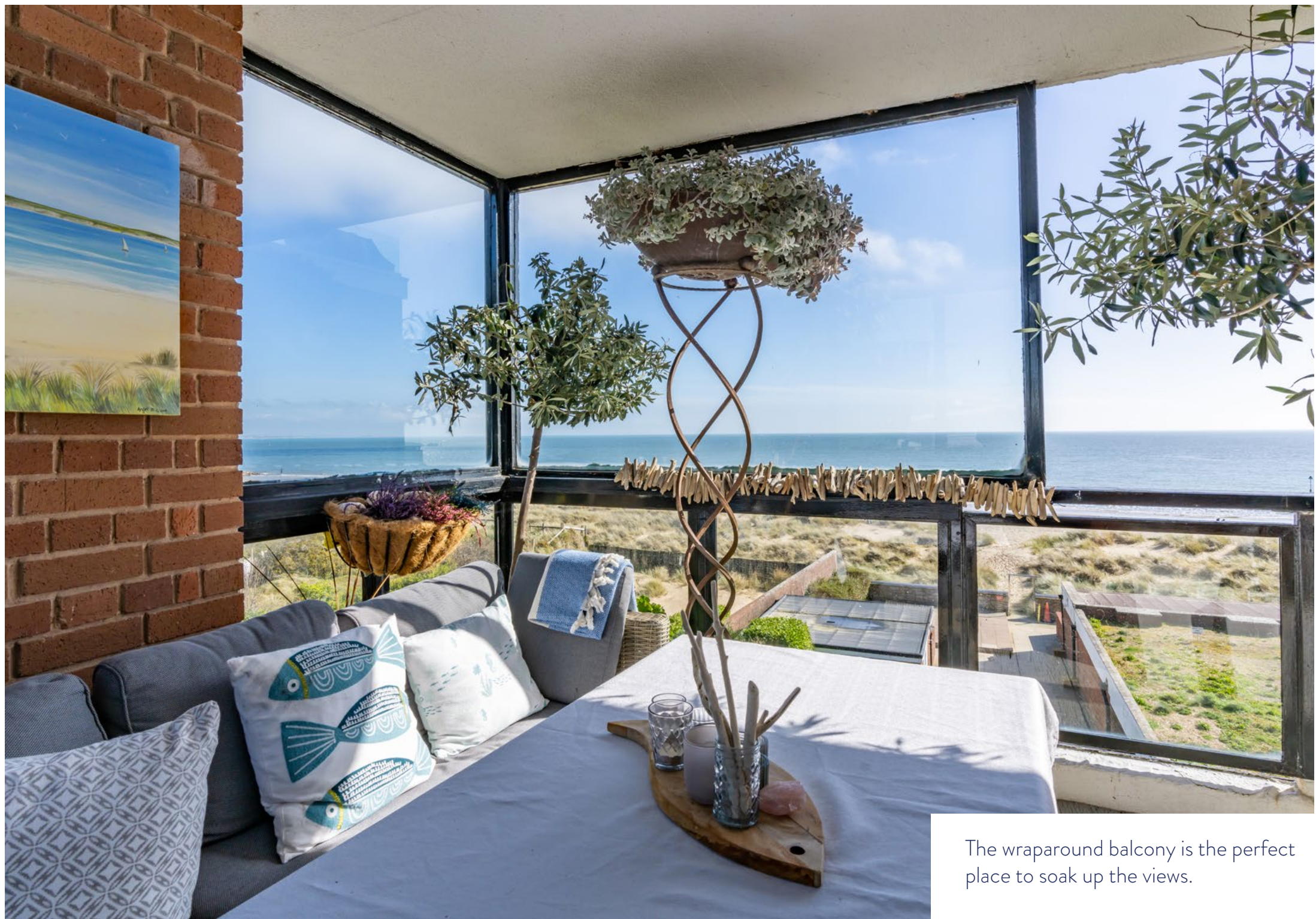


The perfect place to relax and unwind with the sound of the waves.



There are three bedrooms and three bathrooms.





The wraparound balcony is the perfect place to soak up the views.

Apartment 7 Dune Crest, 105 Banks Road, Sandbanks, Poole, BH13 7QQ



BEACH HUT *
* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION

GROSS INTERNAL AREA
 APARTMENT: 1,353 sq. ft, 126 m2
 TOTAL: 1,353 sq. ft, 126 m2
 (EXCLUDED AREAS: BALCONY: 172 sq. ft, 16 m2, BEACH HUT: 81 sq. ft, 7.5 m2)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Dune Crest occupies a prime position on the beachfront of the Sandbanks Peninsula and it has the benefit of a private beach hut which, as you might imagine, is a rare find.

This second floor apartment has been renovated by the current owner and comprises a stunning open plan kitchen / dining / living room in addition to three bedrooms and three bathrooms. The luxury fitted kitchen includes a full complement of appliances, stone tops and a peninsula with breakfast bar. The sitting area benefits from excellent beach views and direct access to an L shaped balcony, an ideal place to sit back and relax to the sound of the sea.

The principal bedroom also shares the view and it benefits from a luxurious en suite shower room with twin hand basins. The decor has a stylish but relaxed theme which is perfect for its seaside location.

The block benefits from a communal lift and apartment seven has a single garage in the underground car park. There is extra casual and visitors parking available which is dealt with informally.

- Beachfront location
- Private beach hut
- Wonderful sea views
- Just over 1,350 square feet
- Refurbished by the current owner
- Stylish decor
- Large balcony
- Three bedrooms, three bathrooms
- Lock up garage
- Rare to the market

Details

Guide Price: £1,750,000

Tenure: Leasehold & Share of Freehold

Lease Length: 999 years

Maintenance: £5,000pa

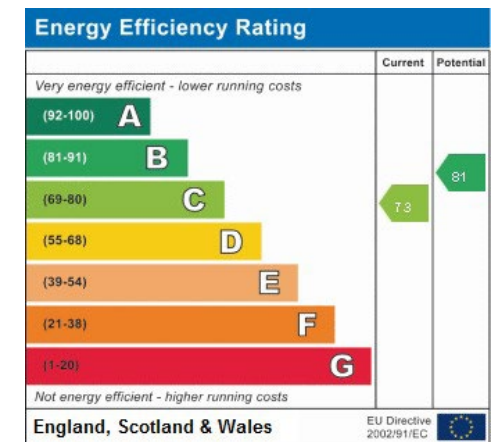
Ground Rent: £0*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £121,250**
Additional Home £173,750**
** based on guide price

Council Tax: Band G
2023/2024 £3,413.73pa

EPC:



Address:



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Property Ref: 0936



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.