



Apartment 5 Harbour Watch

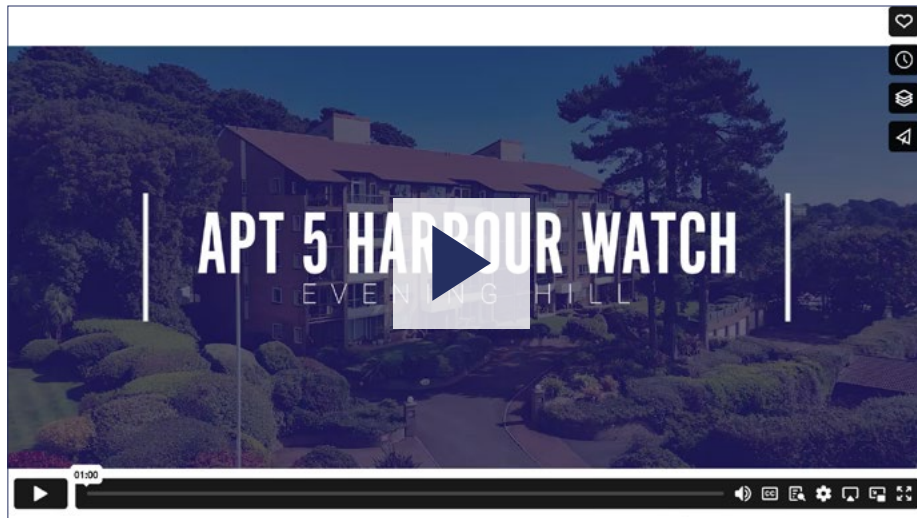
391 Sandbanks Road, Evening Hill, Poole, Dorset, BH14 8JB



LUXURY &
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Exclusive Properties

Can't wait to view in person?

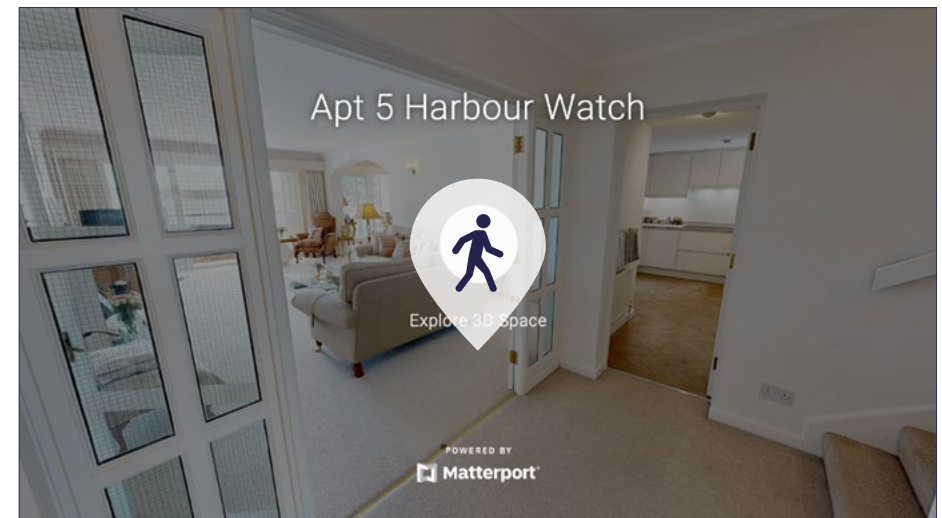
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™



Situated on Evening Hill, it enjoys one of the best views in the area.



The principal rooms all share this wonderful view over the harbour.



The generous room sizes means there is plenty of space.



It is immaculately presented throughout and flooded with natural light.



The enclosed sun room is the perfect place to soak up the view.



There are three generous bedrooms and two bathrooms.



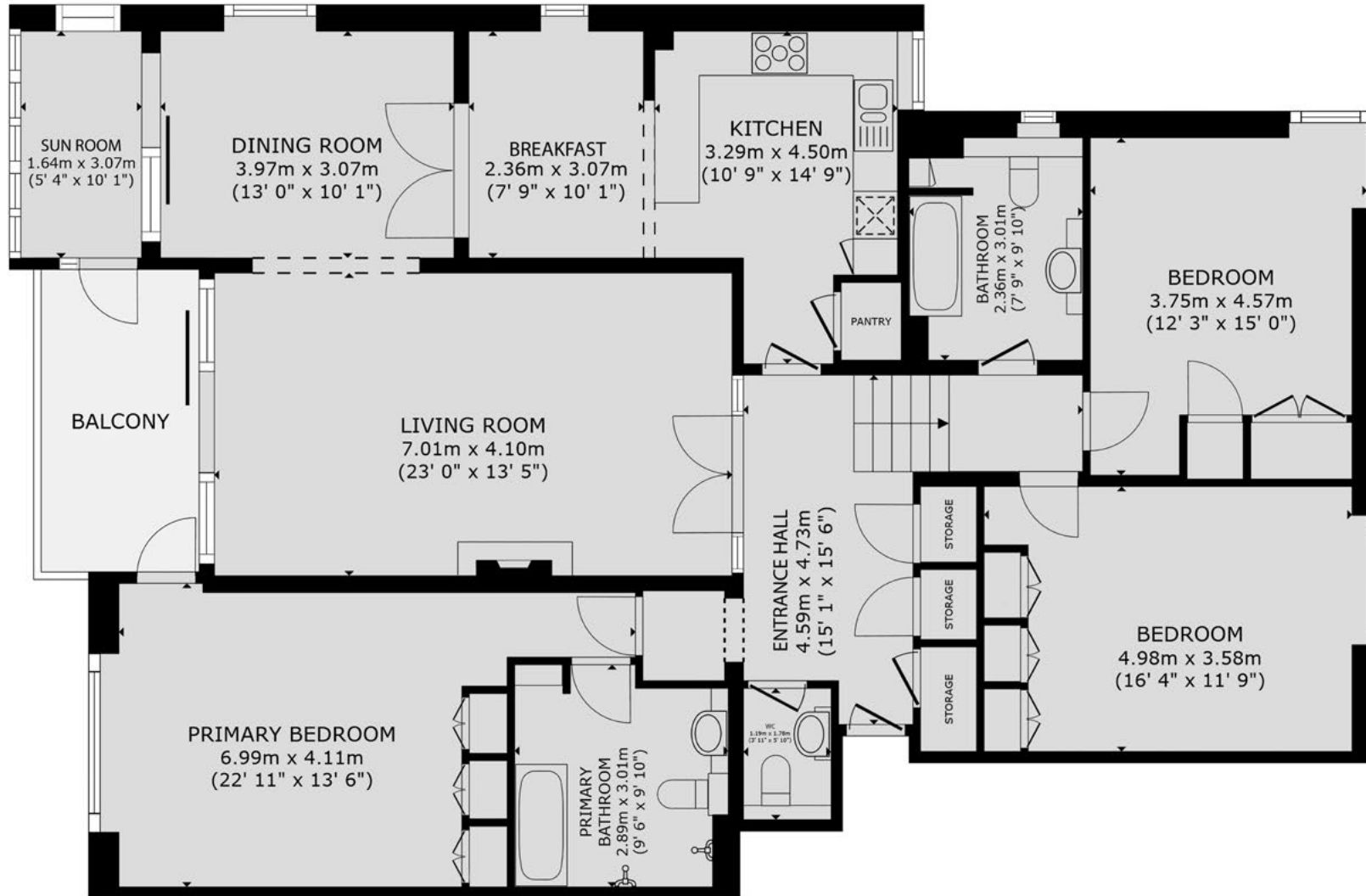


The Southwest facing balcony is a stunning vantage point.



Harbour Watch sits majestically overlooking the harbour.

Apartment 5 Harbour Watch, 391 Sandbanks Road, Evening Hill, Poole, BH14 8JB



GROSS INTERNAL AREA
APARTMENT: 1,833 sq. ft, 170 m²
(EXCLUDED AREAS: BALCONY: 94 sq. ft, 9 m²)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Summary

Harbour Watch is a prominent and prestigious block of apartments located directly opposite the famous Evening Hill viewpoint. The harbour views from this spot are renowned as some of the finest in the area and in our opinion this apartment enjoys some of the best views from within the block. The apartments here are renowned for their spacious accommodation and with over 1,800 square feet of space on offer this is no exception.

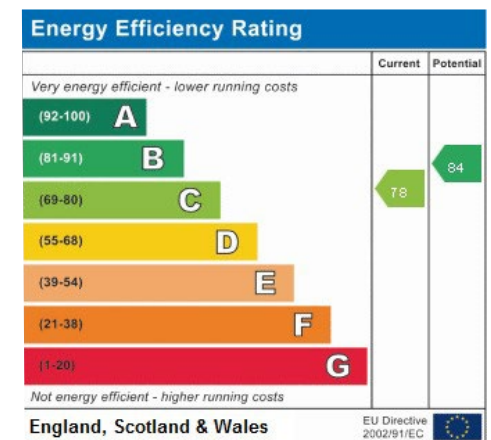
The apartment comprises three double bedrooms, two bathrooms, three receptions, an enclosed sun room as well as a private sun balcony. The primary bedroom benefits from a wonderful view and en suite facilities and the guest bedrooms are located in a separate wing, which is on a slightly split level. The kitchen / diner offers informal dining and the generous room sizes make this eminently suitable for affluent down-sizers or additional home buyers. The apartment comes with a single lock up garage and there are additional casual spaces outside for guests. The communal areas are well kept and there is a lift accessing all floors. The apartment is available with no forward chain.

- Renowned block
- Exceptional harbour views
- Circa 1,830 square feet
- Three bedrooms, two bathrooms
- Three receptions
- Open & enclosed balconies
- Informal & formal dining
- Lift to all floors
- Surface lock up garage
- No forward chain

Details

Guide Price:	£1,375,000
Tenure:	Leasehold & Share of Freehold
Lease Length:	199 years from 25/03/1981
Maintenance:	£6,722pa
Ground Rent:	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £78,750** Additional Home £120,000** ** based on guide price
Council Tax:	Band G 2024/2025 £3,579.59pa

EPC:



Address:
Apt 5 Harbour Watch



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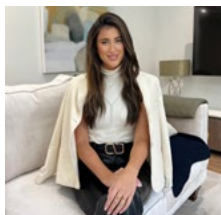
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Property Ref: 0942



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.