



## Apartment 2 Reflections

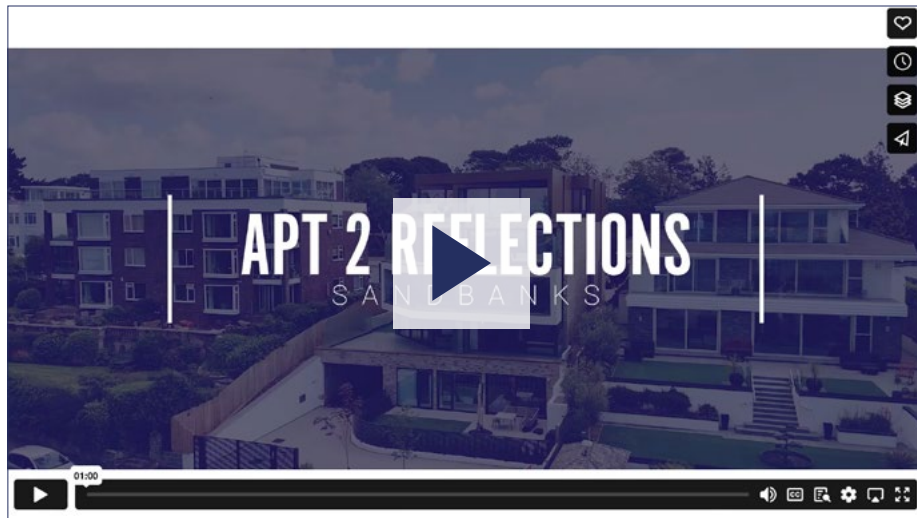
7 Chaddesley Glen, Sandbanks, Poole, Dorset, BH13 7PA



LUXURY &  
PRESTIGE  
Exclusive Properties

## Can't wait to view in person?

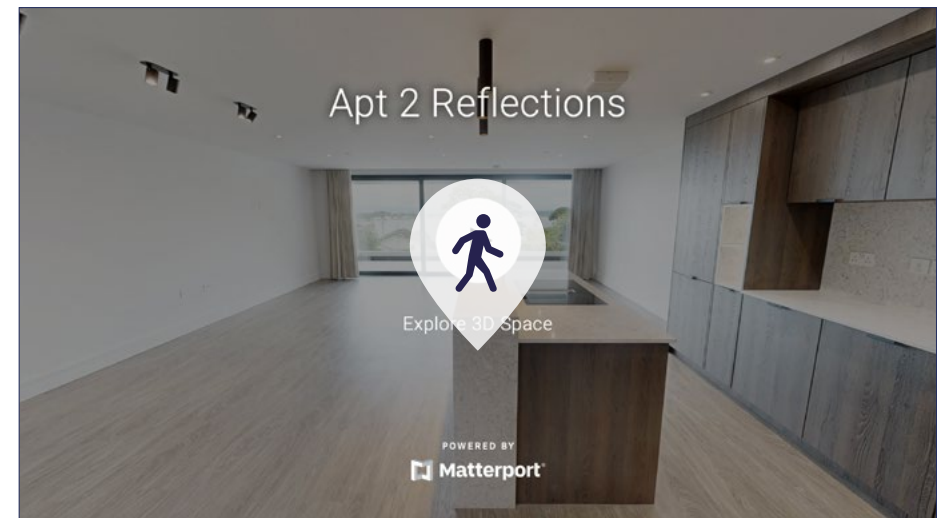
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™**



It enjoys a wonderful view across Poole Harbour.



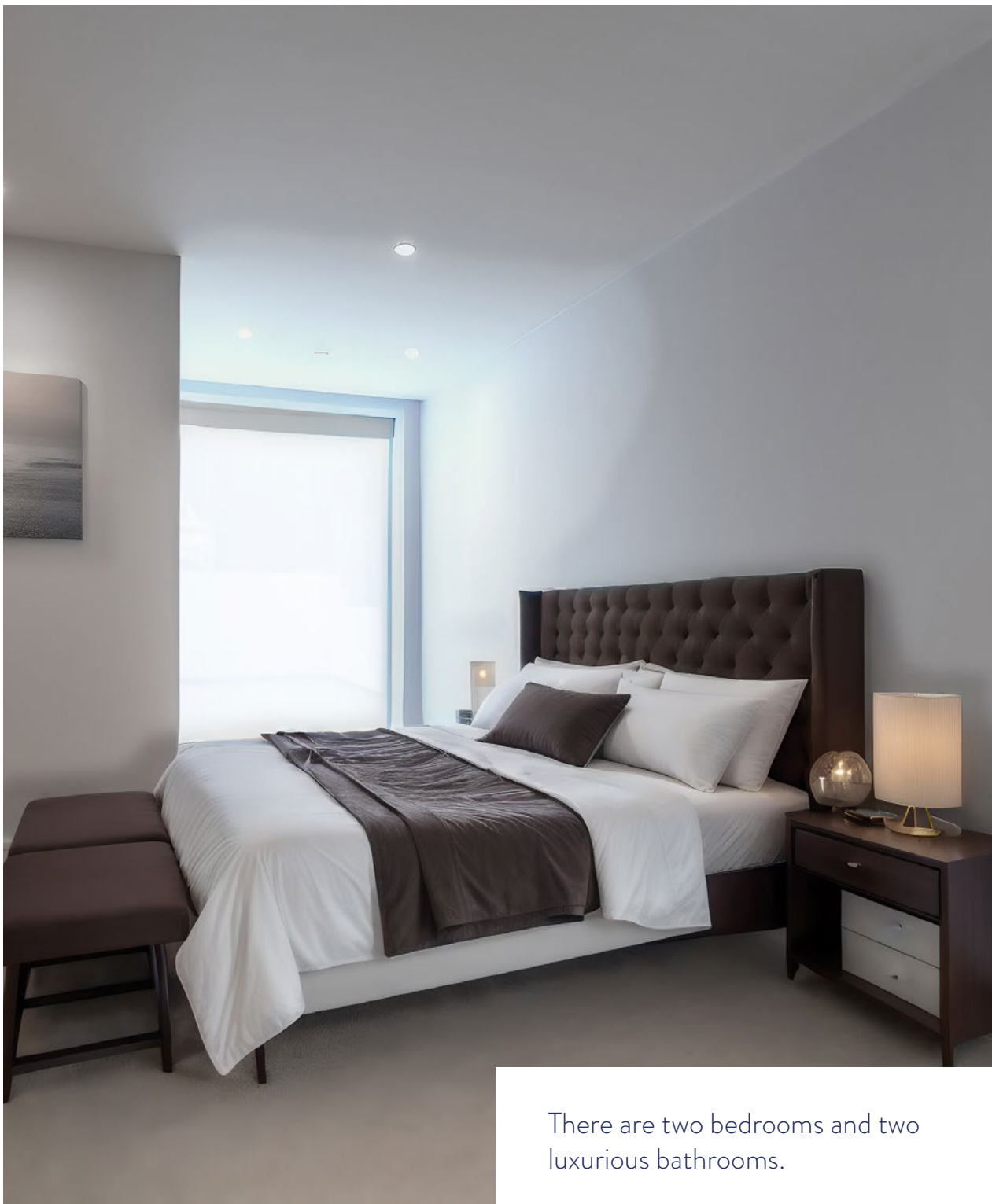
We have digitally furnished it to show what it could look like.



The open plan living space zones for kitchen, dining and relaxed living.



It has been designed to maximise the amazing views.



There are two bedrooms and two luxurious bathrooms.

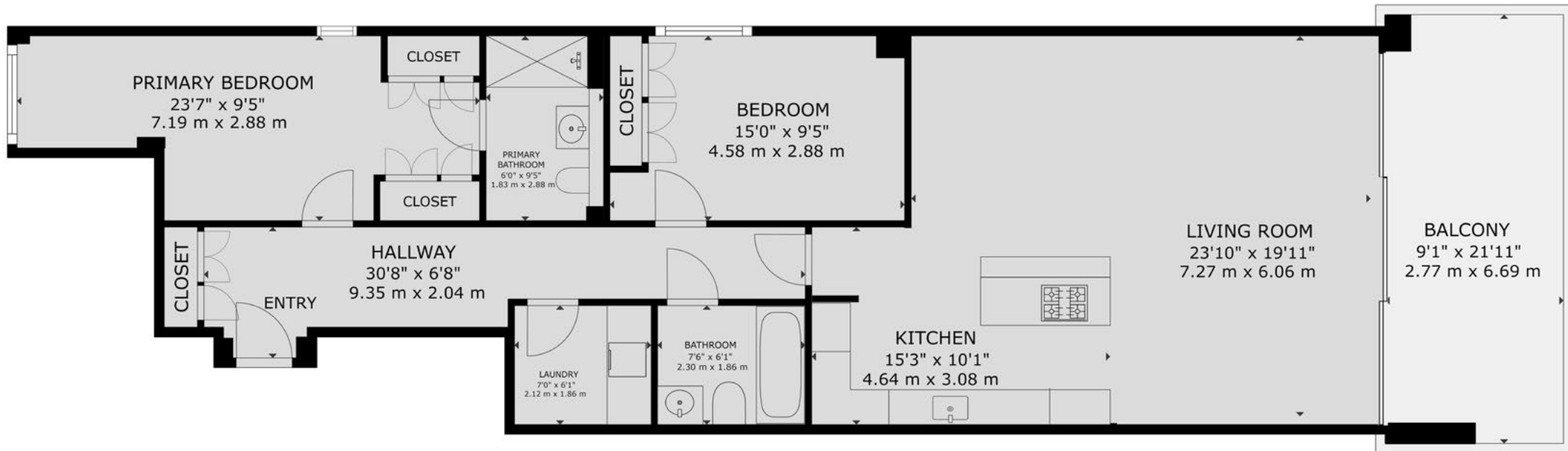




The covered sun balcony is the perfect place to watch the world go by.



## Apartment 2 Reflections, 7 Chaddesley Glen, Sandbanks, Poole, BH13 7PA



GROSS INTERNAL AREA  
APARTMENT: 1,193 sq. ft, 110 m<sup>2</sup>  
BALCONY: 199 sq. ft, 18 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Summary

Reflections is a striking and recently constructed block of luxury apartments set on the upper tier of Chaddesley Glen, overlooking the calm and sheltered waters of the world famous Poole Harbour.

The special viewpoint across Sandbanks and out to the open sea is unique to Chaddesley Glen and one which cannot be replicated elsewhere. The amenities of Canford Cliffs Village are a level walk in one direction, whilst the award winning Blue Flag beaches of Sandbanks are accessed via a footpath at the end of the road.

Apartment 2 is located on the elevated ground floor and it extends to nearly 1,200 square feet. The accommodation includes an open plan lifestyle room which zones conveniently for luxurious kitchen, informal dining and casual sitting and it connects to a large private sun balcony via large format sliding doors.

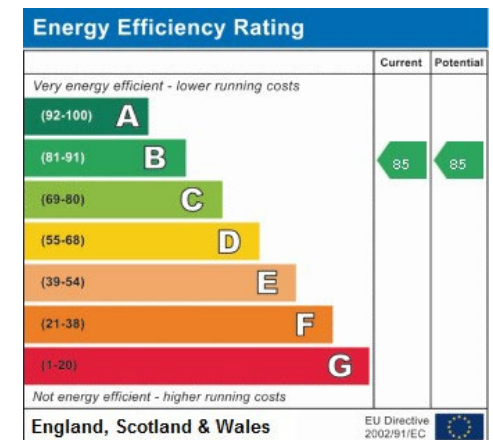
There are two bedrooms and two bathrooms of which the primary bedrooms includes a beautifully fitted walk through closet leading to a sumptuous en suite shower room. The high end specification includes programmable lighting and the decorative finishes are highly luxurious. Naturally there is a lift to all floors and in the basement there are two generous tandem parking spaces in the secure underground car park.

- Convenient for local beaches
- Luxurious specification
- Open plan living
- Large private sun balcony
- Nearly 1,200 sq ft
- Unique view includes Poole Harbour & Sandbanks
- Two secure parking spaces
- Recently constructed
- Ideal second home
- No forward chain

## Details

<b>Guide Price:</b>	£1,375,000
<b>Tenure:</b>	Leasehold & Share of Freehold
<b>Lease Length:</b>	999 years from 01/08/2022
<b>Maintenance:</b>	TBC
<b>Ground Rent:</b>	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
<b>Stamp Duty:</b>	Main Home                    £78,750** Additional Home            £120,000** ** based on guide price
<b>Council Tax:</b>	Band G 2024/2025                    £3,579.59pa

## EPC:



Address:  
Apt 2 : 1111111111



# LUXURY & PRESTIGE

Exclusive Properties



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**Instagram:** [@luxuryprestigerealty](https://@luxuryprestigerealty)

**Property Ref:** 0974



### 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.