

Luxury+Prestige



# APARTMENT 7 SANDY LANE

72-74 BANKS ROAD, SANDBANKS, POOLE, BH13 7AS































# TAKE A STEP INSIDE



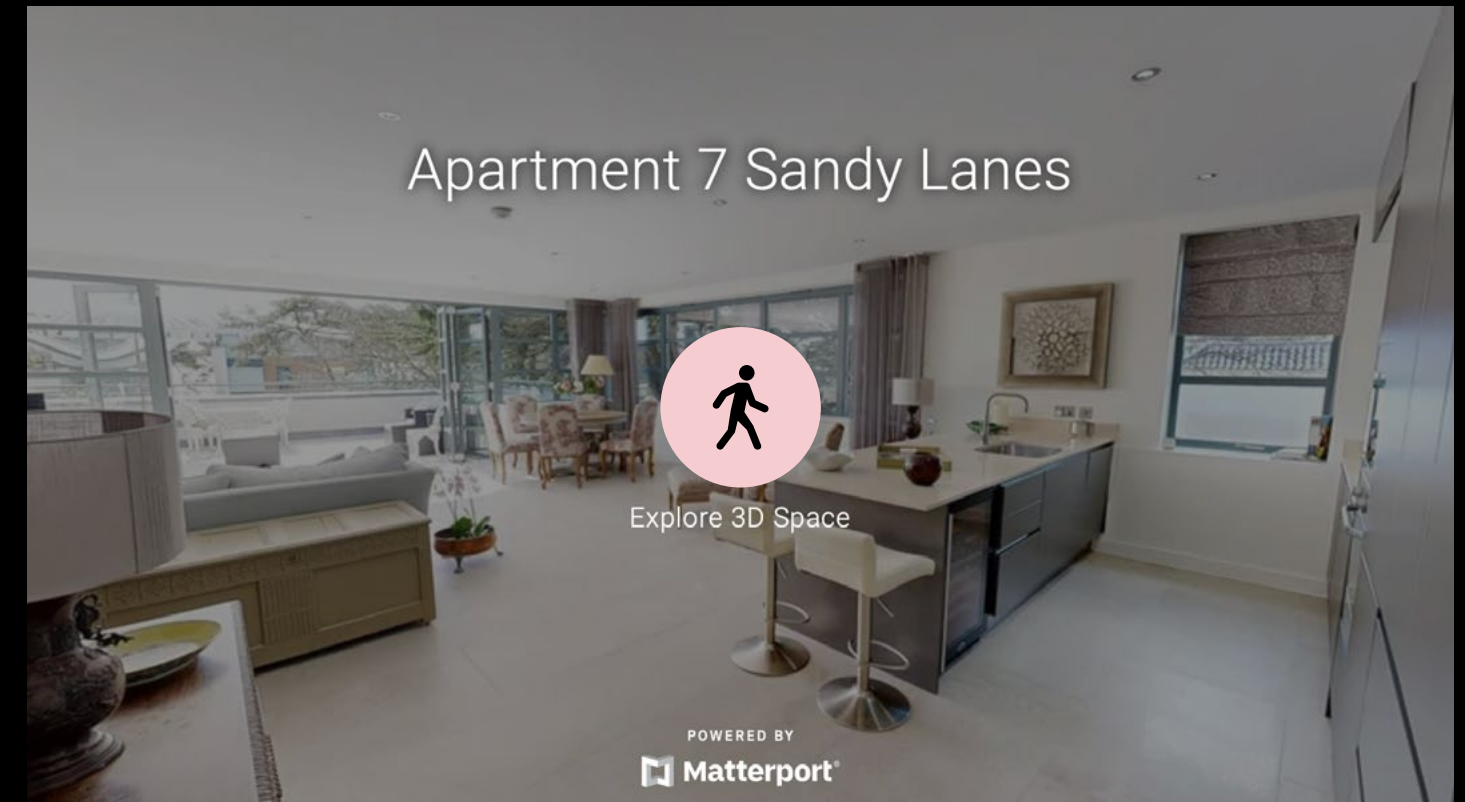
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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**

## 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 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**



# Floorplan

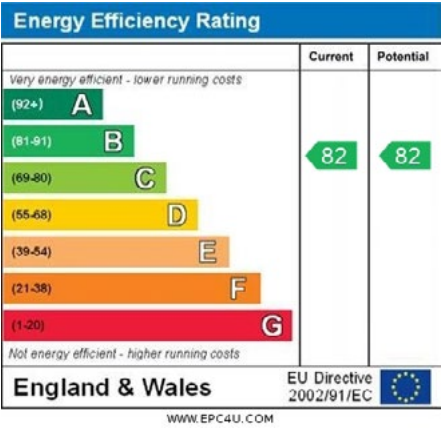
Apartment 7 Sandy Lane,  
72-72 Banks Road, Sandbanks, Poole, BH13 7AS

GROSS INTERNAL AREA

Apartment: 1,581 sq. ft / 147 m²

Roof Terrace: 436 sq. ft / 40 m²

Sizes and dimensions are approximate, actual may vary.





# Summary

**Sandy Lane was constructed approximately 14 years ago in a wonderful location on the Sandbanks Peninsula on a stretch of road directly opposite some of the most exclusive beachfront houses anywhere in the UK.**

Turn left from the entrance and stroll to middle path which connects to arguably the prettiest beach in the area. Turn right and the Sandbanks chain ferry is nearby connecting to Shell Bay, Swanage and the Purbeck Hills beyond.

The penthouse extends to nearly 1,600 square feet including an open plan lifestyle room zoned for kitchen, informal dining and comfy sitting, the whole of which connects via bi-fold doors to a magnificent private sun terrace which benefits from sea glimpses.

There is a total of three bedrooms and two bathrooms and the primary bedroom benefits from built in wardrobes and an especially large en suite shower room with twin hand basins. Other luxuries include under floor gas fired central heating and a very high level of appointment throughout.

There is a communal lift which accesses all floors and the apartment comes with two parking spaces in the secure underground garage as well as a lockable store.

# Details

Guide Price:	£1,350,000		
Tenure:	Leasehold & Share of Freehold		
Lease Length:	999 years 01/09/2010		
Maintenance:	TBC		
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	£146,250**	
	** based on guide price, correct as at 6.11.24		
Local Authority:	BCP Council		
Council Tax:	Band G		
	2024/2025	£3,579.79pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		



# Key features

- + Small and exclusive development
- + Excellent location
- + Walk to nearby beaches
- + Approximately 1,600 square feet
- + Near to the Sandbanks Chain Ferry
- + Sea glimpses
- + Open plan living
- + Three bedrooms, two bathrooms
- + Two secure parking spaces & lockable store
- + Private sun terrace, approximately 400 square feet



# Our team



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