

Luxury+Prestige

APARTMENT 5 HARBOUR WATCH

391 SANDBANKS ROAD, EVENING HILL, POOLE, BH14 8JB



















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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

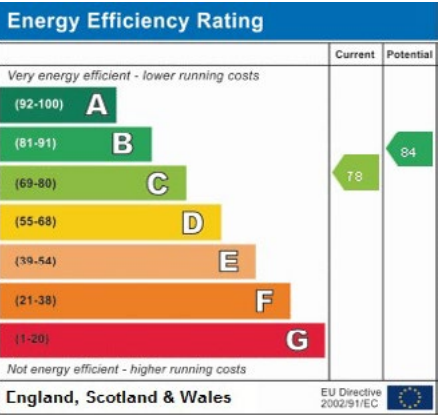
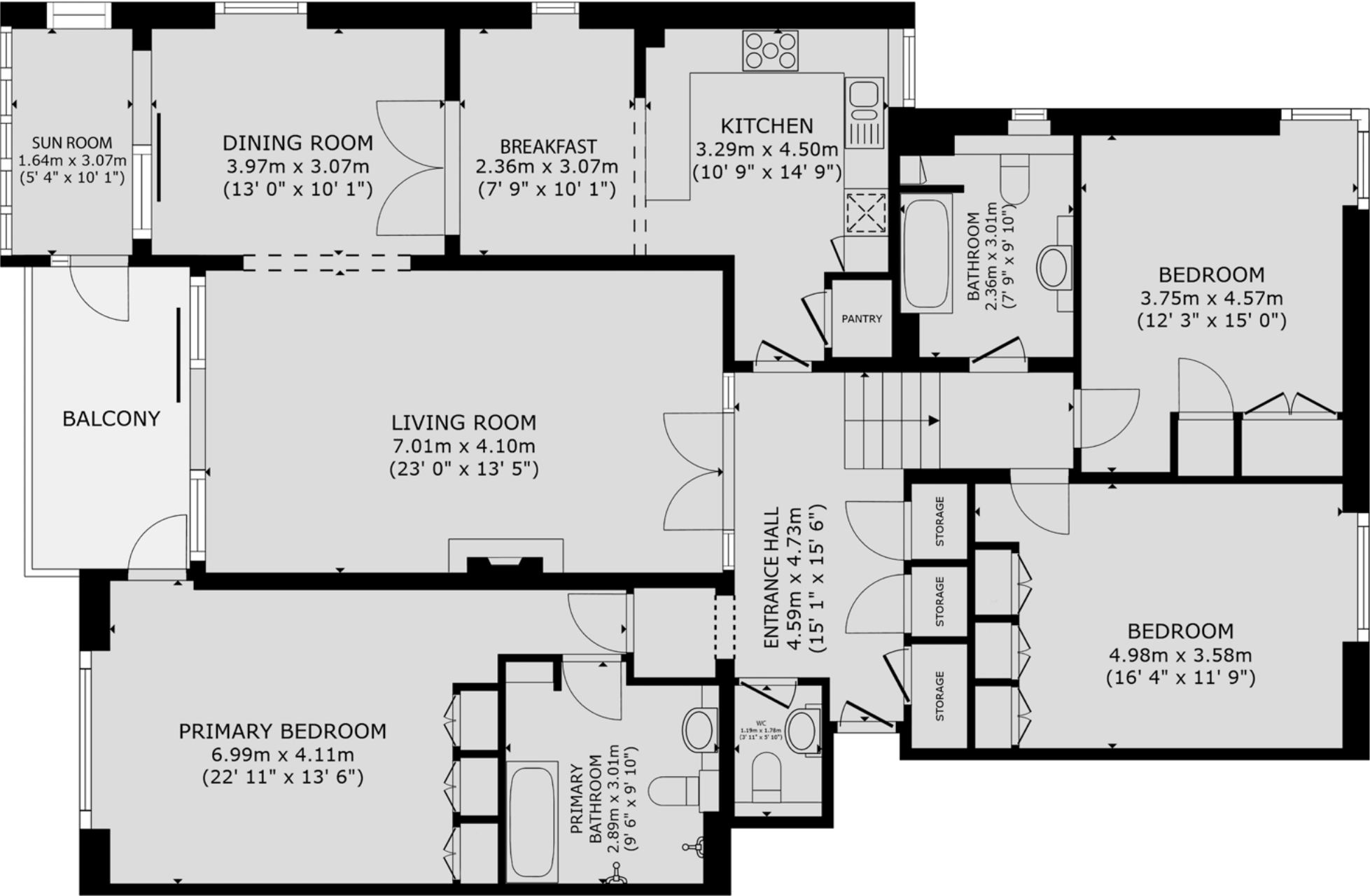
Apartment 5 Harbour Watch, 391 Sandbanks Road,
Evening Hill, Poole, BH14 8JB

GROSS INTERNAL AREA

Apartment: 1,833 sq. ft / 170 m²

Balcony: 94 sq. ft / 9 m²

Sizes and dimensions are approximate, actual may vary.



Address:
Apartment 5 Harbour Watch

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. As an "end" apartment it has extra windows allowing even more light to flood in. 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.

Details

Guide Price:	£1,375,000		
Tenure:	Leasehold & Share of Freehold		
Lease Length:	199 years from 25/03/1981		
Maintenance:	£6,722 per annum		
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	£147,500**	
	** based on guide price, correct as at 6.11.24		
Local Authority:	BCP Council		
Council Tax:	Band G		
	2024/2025	£3,579.59pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

Key features

- + **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**

Our team



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