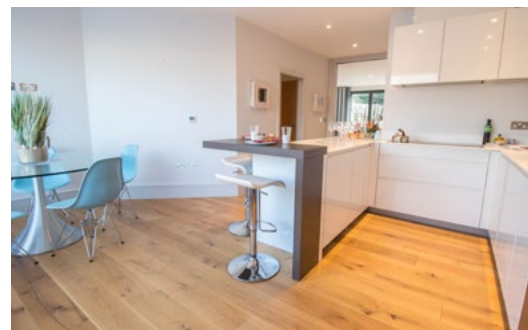




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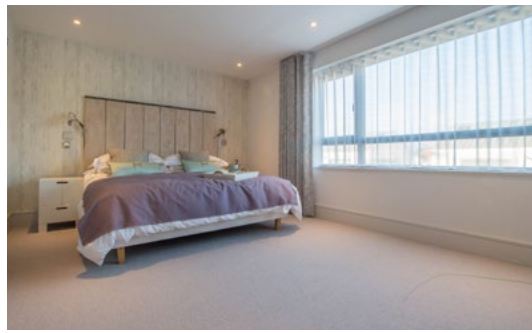


Luxury & Prestige Realty
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4 Peninsula, Sandbanks

Approximate Gross Internal Area :- 195 sq m / 2095 sq ft



For identification purposes only, not to scale



WHAT YOU NEED TO KNOW

OUR THOUGHTS

The Peninsula is a boutique courtyard development, constructed as part of the Sandbanks Yacht Company, designed to take full advantage of its fabulous position on the world famous Sandbanks Peninsula. This house is tucked away in a quiet corner with many hard to get features such as a great garden and secure underground parking for two cars.

The semi-open plan living area opens onto the rear garden and sun terrace via bi-fold doors and the luxury kitchen / diner is well equipped. With four bedrooms and three bathrooms families (and visitors) are well catered for. As well as the yacht company there is the boatyard cafe, which is a favourite with locals. Of course it does not need to be a special occasion to dine at nearby Rick Stein.

FEATURES & SPECIFICATION

- Luxury boutique development
- Part of the Sandbanks Yacht Company
- Four double bedrooms
- Three luxury bathrooms
- Contemporary kitchen / diner
- Semi open plan lounge
- Bi-fold doors to terrace
- Generous garden
- Low maintenance
- Perfect lock up and leave
- Secure underground parking for two cars
- One years membership to Sandbanks Yacht Company
- Tucked away position
- Perfect for boat / watersports enthusiasts
- Near to the areas best leisure amenities
- Close to Blue Flag beaches at Sandbanks
- Rick Stein restaurant a short walk away
- No forward chain

THE IMPORTANT FACTS

Guide Price: £1,150,000

Tenure: Freehold

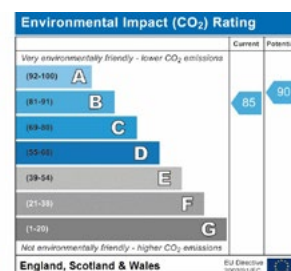
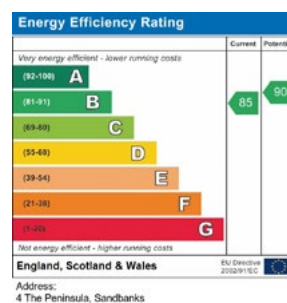
Lease Length: N/A

Maintenance: N/A

Stamp Duty: Main Home £58,750*
Additional Home £93,250*
(* based on guide price)

Council Tax: Band G (2016/2017 £2,529.75)

Energy Performance Certificate:





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ANY QUESTIONS?

IN PERSON:

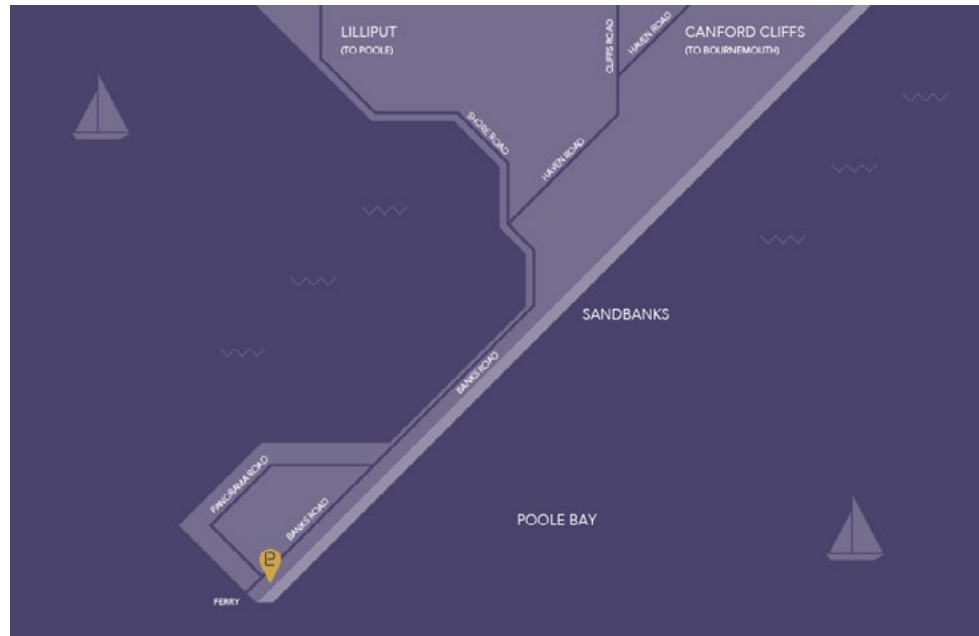
We are located at the Haven Business Centre, Banks Road, Sandbanks, BH13 7QL, just before the Sandbanks Ferry. We would love to see you for a cup of tea or coffee at The Haven Hotel.

BY PHONE:

01202 007373

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A short film introduction to this property can be found at: www.vimeo.com/201189438

Property Reference: 0027

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.

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