

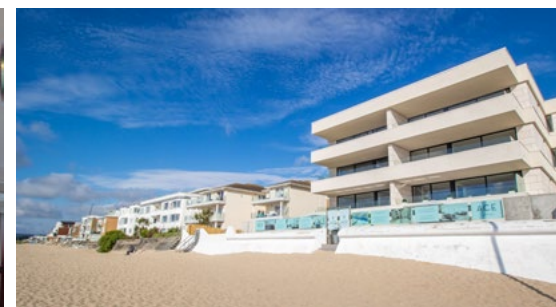
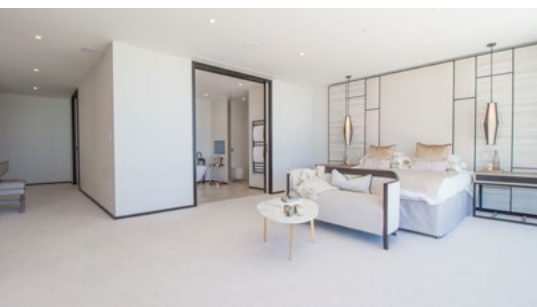
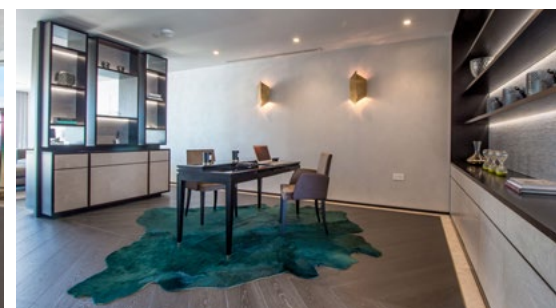
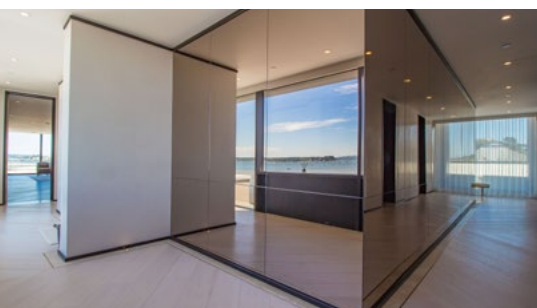


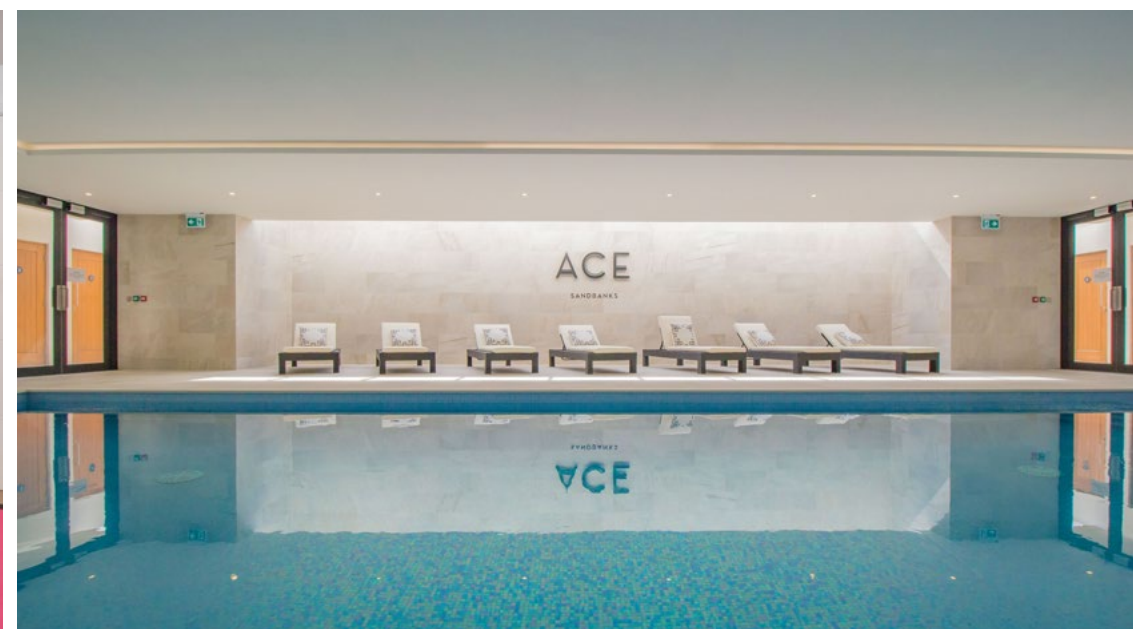
LUXURY &  
PRESTIGE

The Penthouse, ACE, Sandbanks, 17-21 Banks Road  
Poole, Dorset, BH13 7PW





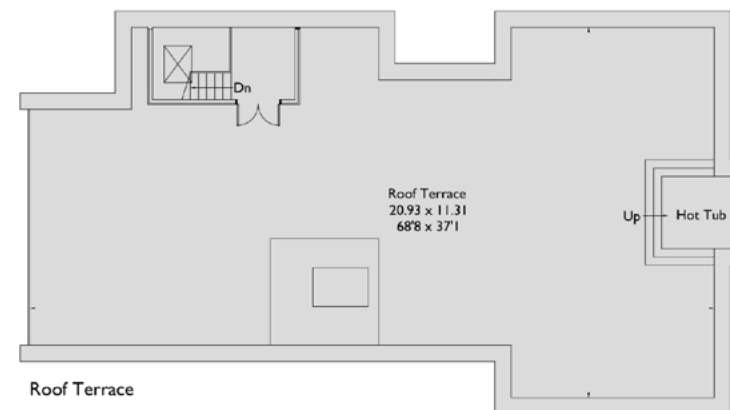
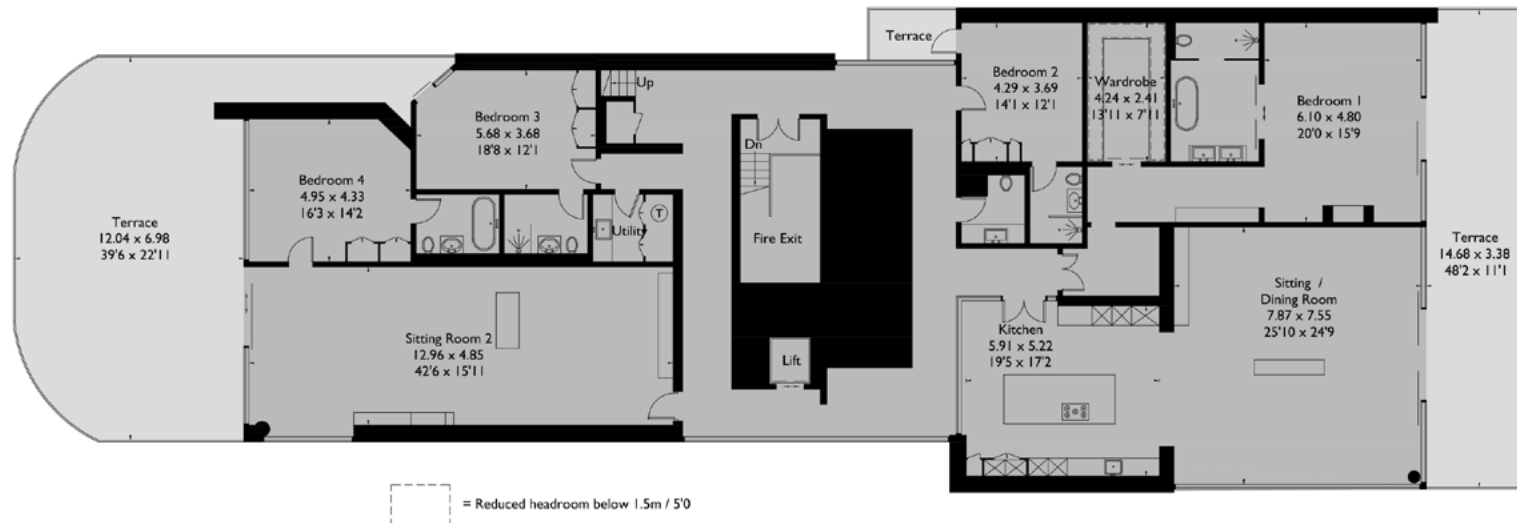




# The Penthouse, Ace 17-21 Banks Road, Sandbanks , Poole, BH13 7AY

Approximate Gross Internal Area = 394.5 sq m / 4246sq ft  
(Excluding Lift and Fire Exit)

Terracing = 317.5 sq m / 3417 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 220979

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

# WHAT YOU NEED TO KNOW

## OUR THOUGHTS

A unique opportunity to acquire arguably the most prestigious penthouse ever to be constructed on the world famous Sandbanks Peninsula. It occupies an incredible position with direct beach access on one side and sublime harbour views on the other. It displays all of the most desirable penthouse attributes such as direct secure lift access and extensive outside space. In addition to the balconies and terraces shared by the principal rooms there is a completely separate private roof terrace which is probably unrivalled in the area in terms both the space and the scope of the view in all directions. Naturally the decor has been interior designed with completely bespoke decorative finishes throughout and the specification includes an incredible contemporary kitchen and the latest technology such as Lutron lighting and home automation. Facilities at the development include a wellbeing area including a sauna, steam room, gym and a beautiful swimming pool for the exclusive use of the residents. The penthouse has two allocated secure parking spaces and it is presented fully furnished, ready for immediate occupation.

## FEATURES & SPECIFICATION

- Extends to 4,246 square feet
- Outside space extends to 3,417 square feet
- Bay & harbour views
- Residents swimming pool & gym
- Four bedroom Suites
- Choice of receptions
- Secure direct lift entry
- Luxurious specification
- Secure parking for two cars

# THE IMPORTANT FACTS

**Guide Price:** £5,000,000

**Lease Length:** 999 years

**Energy Performance Certificate:**

**Tenure:** Leasehold

**Maintenance:** Approx. £6,000pa +  
£299pa ground rent

**Stamp Duty:** Main Home £513,750\*  
Additional Home £663,750\*  
(\* based on asking price)

**Council Tax:** Band H  
(2018/2019 £3,357.92)

AWAITING EPC

# ANY QUESTIONS?



David Chissell  
07795 835647  
david@luxuryandprestige.co.uk



Harriet Towing  
07809 908718  
harriet@luxuryandprestige.co.uk



Steve Isaacs  
07970 878106  
steve@luxuryandprestige.co.uk

## IN PERSON:

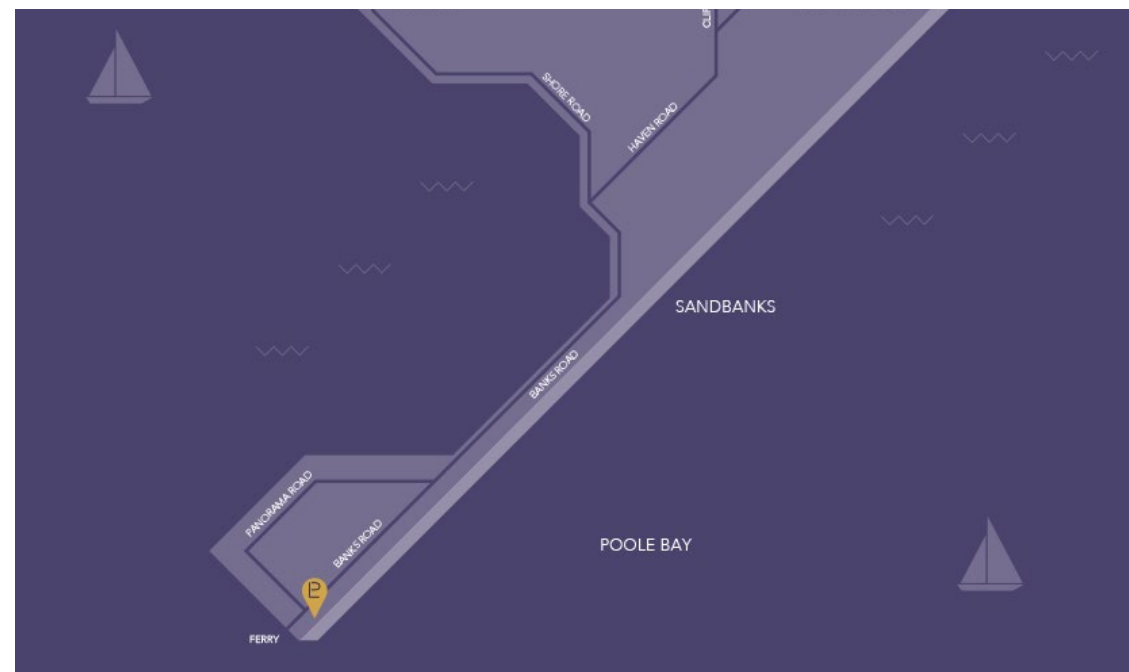
We are located at the Haven Business Centre, Banks Road, Sandbanks, BH13 7QL, just before the Sandbanks Ferry. We would love to see you for a cup of tea or coffee at The Haven Hotel.

## BY PHONE:

01202 007373

## BY EMAIL:

info@luxuryandprestige.co.uk



A short film introduction to this property can be found at: [www.vimeo.com/224782146](https://www.vimeo.com/224782146)

Property Reference: 0108

## 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.