

# Flat 16 Showboat

58-62 Banks Road  
Sandbanks, Poole  
Dorset BH13 7QF



# Flat 16 Showboat

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Poole, Dorset BH13 7QF

*Price Guide £460,000*

A well presented purpose built first floor flat in a sought after location on Sandbanks Peninsula opposite the Midway path which takes you directly down to Sandbanks beach.

Showboat was built in the mid 1990's and is an iconic apartment block on the Peninsula.

## SUMMARY OF ACCOMMODATION

Two double bedrooms with fitted wardrobes

Two bathrooms (one en-suite)

South facing balcony

Sea views from the lounge

Allocated undercroft parking space and garage

Across the road from the beach

Ideal holiday home or main home





The apartment is situated on the first floor with stairwell and lift access to this level.

On entering the apartment there is a bright and spacious entrance hall which has doors leading through to the lounge/sitting room. A door leads onto the south facing balcony and a large picture window gives a view of Sandbanks beach.

Benefiting from two double bedrooms, both with fitted wardrobes, the main bedroom has sliding doors onto the south facing balcony and an en-suite bathroom with bath and shower over.

The second bedroom is at the rear of the apartment and there is a further family bath/shower room.

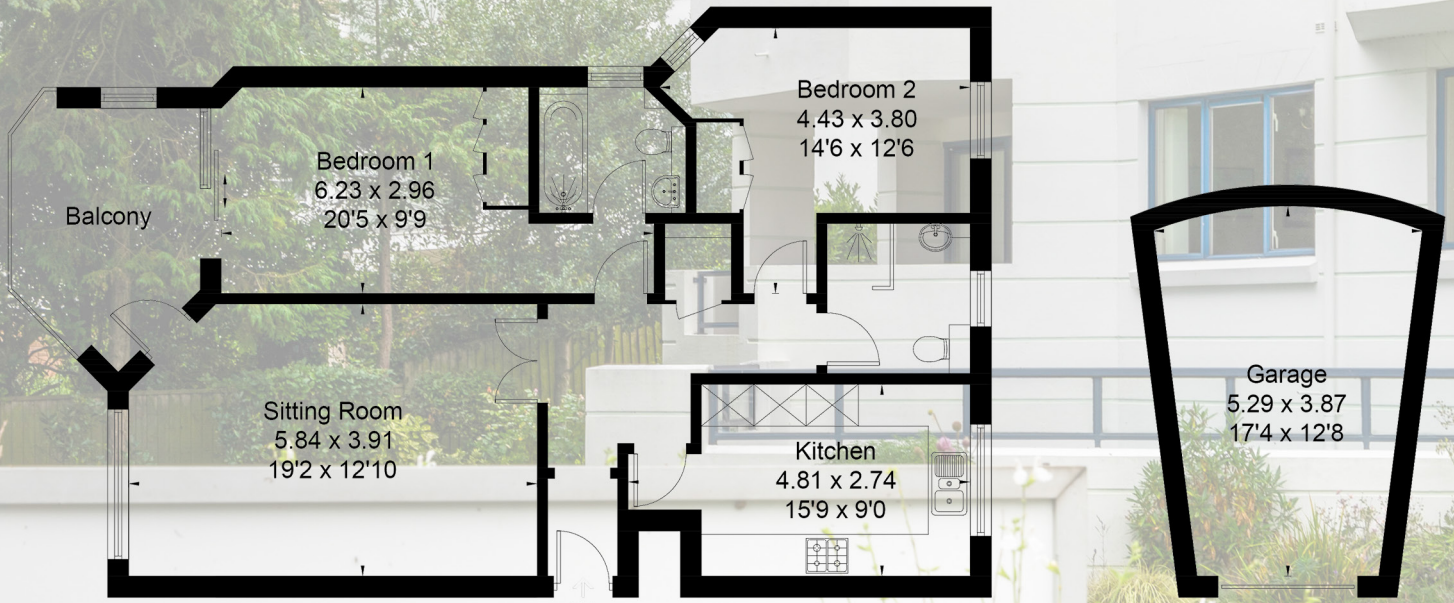


The kitchen/breakfast room looks over the rear of the block and has an array of high and low level kitchen units incorporating cupboards and drawers and integrated appliances including oven, hob and extractor, fridge freezer and washing machine. There is a low level breakfast bar and plumbing for a dishwasher.

Externally Showboat is a very well kept block with a nod to the art Deco era. The communal grounds are well tended and are situated directly across the road from the beach.

There is a single garage and an allocated undercroft parking space conveyed with the apartment along with ample visitor parking.

Approximate Area = 82.2 sq m / 885 sq ft  
Garage = 16.9 sq m / 182 sq ft  
Total = 99.1 sq m / 1067 sq ft



Ground Floor

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 324728

## Lloyds Property Group

### PROPERTY NAME

Flat 16 Showboat

### LOCATION

Sandbanks BH13 7QF

### APPROXIMATE MEASUREMENTS

Approx Area = 82.2 sq m / 885 sq ft

Garage = 16.9 sq m / 182 sq ft

Total = 99.1 sq m / 1067 sq ft

### VIEWING ARRANGEMENTS

Telephone: +44 (0)1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3509 - GH

Share of Freehold

Maintenance approx £3,000 pa

*Illustration for identification purposes only, measurements are approximate, not to scale*